

# EXHIBIT

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STATE OF MINNESOTA  
COUNTY OF RAMSEY

DISTRICT COURT  
SECOND JUDICIAL DISTRICT  
DISCRIMINATION

Plaintiffs Sumeya Mohamed, Rukia Bile,  
Abdirisag Sheikh, Ubah Shire, and Paul Stoderl,  
on behalf of themselves and others similarly  
situated,

Case No.

**SUMMONS**

Plaintiffs,

v.

Marquette Management, Inc., G&I X Phoenix  
Apartments LLC, Kelly Delisle, and DOCI  
Companies

Defendants.

**THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS.**

1. **You are being sued.** The Plaintiff has started a lawsuit against you. The *Complaint* is attached to this *Summons*. Do not throw these papers away. They are official papers that start a lawsuit and affect your legal rights, even if nothing has been filed with the court and even if there is no court file number on this *Summons*.

2. **You must BOTH reply, in writing, AND get a copy of your reply to the person/business who is suing you within 21 days to protect your rights.** Your reply is called an *Answer*. Getting your reply to the Plaintiff is called service. You must serve a copy of your *Answer or Answer and Counterclaim* (Answer) within 21 days from the date you received the *Summons* and *Complaint*.

ANSWER: You can find the *Answer* form and instructions on the MN Judicial Branch website at [www.mncourts.gov/forms](http://www.mncourts.gov/forms) under the “Civil” category. The instructions will explain in detail how to fill out the *Answer* form.

3. **You must respond to each claim.** The *Answer* is your written response to the Plaintiff's *Complaint*. In your *Answer* you must state whether you agree or disagree with each paragraph of the *Complaint*. If you think the Plaintiff should not be given everything they asked for in the *Complaint*, you must say that in your *Answer*.

4. **SERVICE: You may lose your case if you do not send a written response to the Plaintiff.** If you do not serve a written *Answer* within 21 days, you may lose this case by default. You will not get to tell your side of the story. If you choose not to respond, the Plaintiff may be awarded everything they asked for in their *Complaint*. If you agree with the claims stated in the

*Complaint*, you don't need to respond. A default judgment can then be entered against you for what the Plaintiff asked for in the *Complaint*.

To protect your rights, you must serve a copy of your *Answer* on the person who signed this *Summons* in person or by mail at this address:

**HOUSING JUSTICE CENTER**  
Northwestern Building  
275 East Fourth Street, Suite 590  
Saint Paul, MN 55101

5. Carefully read the Instructions (CIV301) for the *Answer* for your next steps.
6. **Legal Assistance.** You may wish to get legal help from an attorney. If you do not have an attorney and would like legal help:
  - Visit [www.mncourts.gov/selfhelp](http://www.mncourts.gov/selfhelp) and click on the "Legal Advice Clinics" tab to get more information about legal clinics in each Minnesota county.
  - Court Administration may have information about places where you can get legal assistance.

**NOTE: Even if you cannot get legal help, you must still serve a written *Answer* to protect your rights or you may lose the case.**

7. **Alternative Dispute Resolution (ADR).** The parties may agree to or be ordered to participate in an ADR process under Rule 114 of the Minnesota Rules of Practice. You must still serve your written *Answer*, even if you expect to use ADR.

Date: May 10, 2023

**HOUSING JUSTICE CENTER**

*s/James W. Poradek*

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James W. Poradek (#0290488)  
Northwestern Building  
275 East Fourth Street, Suite 590  
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**ATTORNEY FOR PLAINTIFFS**

**STATE OF MINNESOTA**  
**COUNTY OF RAMSEY**

**DISTRICT COURT**  
**SECOND JUDICIAL DISTRICT**  
**DISCRIMINATION**

Plaintiffs Sumeya Mohamed, Rukia Bile,  
Abdirisaq Sheikh, Ubah Shire, and Paul  
Stoderl, on behalf of themselves and others  
similarly situated,

Case No.

**CLASS ACTION COMPLAINT**

Plaintiffs,

v.

Marquette Management, Inc., G&I X Phoenix  
Apartments LLC, Kelly Delisle, and DOCI  
Companies

Defendants.

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Plaintiffs Sumeya Mohamed, Rukia Bile, Abdirisaq Sheikh, Ubah Shire, and Paul Stoderl (“Plaintiffs”) allege as follows on behalf of themselves and all other similarly situated tenants at The Haven of Battle Creek against Defendants Marquette Management, Inc., G&I X Phoenix Apartments LLC, and Kelly Delisle (collectively “Marquette” and “Landlord Defendants”), and DOCI Companies (collectively “Defendants”):

**INTRODUCTION**

1. This is a class action lawsuit brought to stop the illegal and dangerous tenant replacement scheme that Defendants are employing at a 216-unit apartment complex in St. Paul, Minnesota to install preferred “affinity groups” of young, professional, well-off tenants in the complex while forcing out the existing group, which is a racially diverse low-income tenant community with a large Muslim Somali population. The most dangerous element of Marquette’s scheme is its mass-scale demolition and renovation activity that violates mandatory lead paint

and asbestos protections, thereby exposing vulnerable children to the risk of life-long health problems. Even worse, Marquette is using these illegal and hazardous renovations as a pretext to force Haven tenants to move from their apartments and to justify a request to the City of St. Paul for an outrageous rent increase of up to 25% for all units at the property.

2. Marquette’s tenant replacement scheme violates numerous Minnesota tenant protection, consumer protection, and antidiscrimination laws. Since its purchase of The Haven of Battle Creek (“Haven”) in May 2021, Marquette has systematically targeted the diverse tenant community there for mistreatment and removal from Haven. Marquette’s illegal scheme includes: unsafe renovations that expose tenants to lead paint and asbestos hazards; reliance on the same renovations as a justification to force tenants out; denial of basic repair and maintenance services; confusing and deceptive new lease agreements containing illegal fees; antagonistic and demeaning communication tactics with tenants; and systematic retaliation against tenants who oppose Marquette’s misconduct. Through this scheme, Marquette cultivates a climate of fear that is designed to scare tenants away from asserting their legal rights—and to scare them away from continuing to live at Haven.

3. Marquette’s illegal tenant replacement scheme is a key element of a discriminatory business model that the company euphemistically calls “Experiential Management” and “Elevated Lifestyle.” On Marquette Management’s YouTube channel, the president of Marquette’s parent company explains the concept of “experiential management” over a video showing groups of well-off, primarily white younger adults laughing, consuming alcohol, and taking selfies together: “We create affinity groups where we find people who are likeminded and people who want to do biking or running or cooking or wine tasting and we create affinity groups around that so that residents can connect and create a sense of

community.” He concludes: “Marquette’s experiential management creates the competitive edge that helps us to take projects from good to great.”

4. The diverse low-income tenant community at Haven is unwelcome given Marquette’s business strategy of creating a “competitive edge” by renting to a particular tenant population of “likeminded people” who fit into “affinity groups” with an “elevated lifestyle.”

5. At its core, Marquette’s tenant replacement scheme is one of intentional housing discrimination based on the race, color, religion, national origin, and public assistance status of the preexisting Haven tenant community. Marquette is particularly overt about its discriminatory animus against Haven’s large Somali tenant population and tenants receiving public assistance. Marquette staff berate and yell at Somali elders who do not speak English, blame the “Somali lifestyle” for pest infestations and other habitability problems that are the product of Marquette’s own neglect, and restrict residents’ amenity access because of an apparent belief that Section 8 tenants cannot be “trusted” to use those amenities responsibly.

6. Marquette’s tenant replacement scheme is a deliberate and centralized system made up of the following components, all of which are being implemented at Haven—and all of which are unlawful:

- (1) **Target high-upside “broken” properties with vulnerable tenant populations susceptible to displacement.** Marquette targets for acquisition high-upside “broken” properties with marginalized tenants who are vulnerable to rapid displacement because they lack the power and resources to individually resist Marquette’s illegal replacement practices.
- (2) **Conduct illegal and dangerous renovations that endanger the health and safety of existing tenants to lay the groundwork for a new tenant demographic.** To attract a new demographic of tenant, Marquette immediately begins conducting illegal and dangerous renovations in common areas and residential units while the existing tenants are living there.
- (3) **Withhold legally required maintenance from unwanted tenants.** At the same time, Marquette withholds basic maintenance, repairs, and services for preexisting residents

at the property with the goal of forcing tenants to move out because of the loss of the use and enjoyment of a habitable home.

- (4) **Use own maintenance failures as a pretext for mass displacement.** Marquette uses its own failure to adequately maintain and repair the property as a pretext for wholesale displacement of unwanted tenants based on the purported need to do a complete renovation.
- (5) **Create a hostile living environment treating tenants in an adversarial and demeaning way.** Marquette creates a hostile living environment by treating tenants as the enemy, subjecting them to demeaning statements and behavior, false accusations of lease violations, and unjustified entry into units—and restricting existing tenants from touring or applying for newly renovated apartments.
- (6) **Interfere with efforts to protect tenant rights.** Marquette retaliates against tenants who stand up to the violation of their rights, and interferes with housing advocates that attempt to help tenants protect their rights.
- (7) **Charge illegal fees using a confusing lease.** Marquette requires preexisting tenants to sign a new lease with illegal utility fees and hidden charges in a confusing lease to maximize revenue and price low-income tenants out of the property.

7. With this class action, Plaintiffs seek to stop Marquette's ongoing illegal conduct and remedy the collective harm done to them, other current and former Haven tenants, and the public in general. Plaintiffs seek injunctive relief, compensatory damages, punitive damages, and an award of attorneys' fees and costs based on Marquette's egregious violations of Minnesota tenant protection, consumer protection, and antidiscrimination laws.

### **PARTIES AND VENUE**

8. Plaintiff Sumeya Mohamed has been a residential tenant at The Haven of Battle Creek, 200 Winthrop Street South, Unit 313, St. Paul, MN 55119, since 2015. She is Black, Muslim, and identifies as Somali. Ms. Mohamed, her mother Rukia Bile, and her four siblings live in an older unit that will be subject to eventual lease termination as a result of Defendants' illegal tenant replacement scheme. Ever since Defendants took control of the Haven, Ms. Mohamed's apartment has suffered from numerous maintenance issues, ranging from broken

closet doors to a malfunctioning fire alarm. She frequently makes repair requests to Defendants, but these requests are ignored or met with an inadequate response. In June 2022, after Defendants' continued failure to perform basic maintenance, Ms. Mohamed and Ms. Bile exercised their tenant rights by sending Defendants a 14-day repair request letter on behalf of their household. A month later, Defendants retaliated against Ms. Mohamed and Ms. Bile by threatening lease termination on the basis of unidentified health and safety risks. When pressed, Defendants were unable to identify any alleged health and safety risks and retracted the termination threat. In addition, Ms. Mohamed's household was subjected to repeated extermination notices that required the near-total clearing out of her cabinets and closets, often affording less than 24 hours for Ms. Mohamed and her mother to prepare. Further, when Ms. Mohamed complained on behalf of her household about this retaliation and raised concerns about the legality and safety of Marquette's renovation activities at Haven, Marquette's immediate reaction was to attempt to deny and conceal the fact that Ms. Mohamed was a resident at Haven, even though Marquette was fully aware that she had been a resident at Haven for years. On information and belief, Defendant Delisle went so far as to alter the information on an electronic copy of Ms. Mohamed's lease to remove Ms. Mohamed's name from the document, as shown by the metadata associated with the document. Finally, the lease for Ms. Mohamed's household contains confusing provisions, as described in this Complaint, and she and her family have been charged illegal utility fees, late fees, multiple insurance fees, and unspecified "legal fees."

9. Plaintiff Rukia Bile is a residential tenant at The Haven of Battle Creek, 200 Winthrop Street South, Unit 313, St. Paul, MN 55119. She has lived at the Haven, with her family, including her daughter Plaintiff Sumeya Mohamed, since 2015. Ms. Bile is Black,



Muslim, and identifies as Somali. Ms. Bile's experience at the Haven mirrors that of her daughter, Ms. Mohamed.

10. Plaintiff Abdirisak Sheikh has been a residential tenant at The Haven of Battle Creek, 215 South Kipling Street, Unit 244, St. Paul, MN 55119, since 2017. He is Black, Muslim, and identifies as Somali. Mr. Sheikh, his wife, and their four children live in an older unit that will be subject to eventual lease termination as a result of Defendants' illegal tenant replacement scheme. Ever since Defendants took control of the Haven, Mr. Sheikh's apartment has suffered from numerous maintenance issues, ranging from a rodent infestation to broken kitchen cabinets. He reports these issues to Defendants, but his requests are ignored or met with an inadequate response. When requesting repairs, Mr. Sheikh reiterates the need for reasonable notice, as his wife abides by strict religious modesty rules. Yet, when Defendants do choose to respond to Mr. Sheikh's maintenance requests, they arrive with little or no notice. In May 2022, after Mr. Sheikh requested repairs to his kitchen cabinets, Defendants sent him a letter threatening lease termination on the basis of unidentified health and safety risks. When pressed, Defendants were unable to identify any alleged health and safety risks and retracted the termination threat. The lease for Mr. Sheikh's household contains confusing provisions, as described in this Complaint, and he and his family have been charged illegal utility fees, exorbitant "month-to-month" fees, and multiple insurance fees.

11. Plaintiff Ubah Shire was a residential tenant at The Haven of Battle Creek, 215 South Kipling Street, Unit 447, St. Paul, MN 55119, and now resides in Woodbury, MN. She was a Section 8 voucher recipient and, from November 2016 until October 2021, lived at the Haven with her two children and her mother. Ms. Shire is Black, Muslim, and identifies as Somali. In October 2021, gunfire originating from outside of the Haven struck a pipe and

flooded Ms. Shire's apartment, destroying many of her belongings. Although Defendants initially told Ms. Shire she would be able to move into a different unit within the Haven, they quickly reversed course and informed Ms. Shire she would need to immediately move or an eviction action would be filed. After being forced to leave, Ms. Shire was unable to find another apartment that would accept Section 8 and, as a result, lost her voucher. To add insult to injury, Ms. Shire—who had never even signed a new Marquette lease after Defendants took over the property—was sent an unlawful utility bill, in excess of \$250, for electricity used by Defendants in the cleaning of her apartment.

12. Plaintiff Paul Stoderl has been a residential tenant at The Haven of Battle Creek, 215 South Kipling Street, Unit 241, St. Paul, MN 55119, for over twelve years. His rent is subsidized, and he lives in an older unit that will be subject to eventual lease termination as a result of Defendants' illegal tenant replacement scheme. After Defendants purchased Haven, Mr. Stoderl began seeing unexpected charges appear on his account. With the help of tenant advocates, Mr. Stoderl exercised his tenant rights by requesting a copy of his lease. Shortly thereafter, Defendants began sending to Mr. Stoderl—who had previously reported no issues with rodents—monthly extermination notices that required the near-total clearing out of his cabinets and closets. These notices often afforded less than 24 hours for Mr. Stoderl to prepare. Following one of the purported extermination visits, Defendants sent Mr. Stoderl a letter threatening lease termination on the basis of unidentified health and safety risks. Defendants had previously sent Mr. Stoderl a letter threatening lease termination on the basis of unlawful fees. Neither lease termination letter had merit and Mr. Stoderl resolved each with the assistance of housing advocates. The lease for Mr. Stoderl's household contains confusing provisions, as described in this Complaint, and he has been charged illegal utility fees.

13. Defendant Marquette Management, Inc. is a real estate management company incorporated in Illinois, with its principal place of business at 135 Water Street, 4<sup>th</sup> Floor, Naperville, IL 60540. Marquette Management manages Haven under an agreement with G&I X Phoenix Apartments, LLC, and controls the property management, maintenance, and renovation at Haven.

14. Defendant G&I X Phoenix Apartments, LLC (“G&I Phoenix”) owns and operates Haven in St. Paul, Minnesota. G&I Phoenix is a Delaware limited liability company doing business as The Haven of Battle Creek with its principal place of business at 200 Winthrop Street South, St. Paul, MN 55119.

15. Defendant Kelly Delisle (“Delisle”) is the on-site property manager at Haven. Delisle is employed by Defendant Marquette and is responsible for the day-to-day property management at Haven. Delisle is a citizen of Minnesota and resides at 599 Kendall Drive, Hastings, MN 55033.

16. Defendant DOCI Companies (“DOCI”) is a construction company incorporated in Illinois, with its principal place of business at 1384 Mitchell Boulevard, Schaumburg, IL 60193. Marquette Management contracted with DOCI to perform extensive demolition and renovation at Haven. On DOCI’s website, the COO of Marquette Management admits the close partnership between Marquette and DOCI on renovation projects: “We have been working with DOCI Construction for over nine plus years and I have to say [it] has been one of the best partnerships Marquette has had. It is truly a partnership in the success of both companies. There has never been a time where DOCI hasn’t stepped up to help us, especially in those unique situations we find ourselves in.”<sup>1</sup>

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<sup>1</sup> <https://docicompanies.com/services/>

17. Landlord Defendants are subject to liability for the statutory violations of landlord-tenant law set forth in this Complaint under Minn. Stat. § 504B.001, subd. 7, which defines “landlord” as “an owner of real property, a contract for deed vendee, receiver, executor, trustee, lessee, agent, or other person directly or indirectly in control of rental property.”

18. Venue is proper in Ramsey County under Minn. Stat. § 542.09 because the cause of action arose in the City of Saint Paul in Ramsey County, Minnesota, where The Haven of Battle Creek is located.

## FACTUAL ALLEGATIONS

### A. Marquette’s Illegal Tenant Displacement Scheme at Haven.

19. At the heart of this class action is a centralized system of unlawful practices implemented by Marquette at Haven that has one overarching purpose: to displace the existing disfavored tenant community and replace it with a tenant population that Marquette views as racially, ethnically, and economically desirable.

20. The following paragraphs outline the key components of the illegal tenant replacement system Marquette is executing at Haven—all of which violate multiple Minnesota laws enacted to protect the rights of tenants, consumers, and protected classes of persons.

#### 1. Marquette targets high-upside “broken” properties with marginalized tenant communities that are vulnerable to rapid displacement.

21. Marquette has been managing and investing in multi-family properties for over 30 years. One of Marquette’s primary business strategies it implements is a “value add” strategy in which Marquette identifies and acquires “broken” properties with “clear path[s] to increased rent.” (Ex. A.)<sup>2</sup> Upon acquisition, Marquette routinely institutes new management systems and

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<sup>2</sup> All Exhibits attached to this Complaint are referenced as “Ex. \_\_.”

begins making cheap and illegal renovations to common areas and vacated units to change the look of the property to one that is attractive to more affluent renters.

22. Marquette's value-add strategy hinges on changing the demographic makeup of the tenant population. On Marquette Management's YouTube channel, the president of Marquette's parent company explains the concept of "Experiential Management" that he says differentiates Marquette from other real estate management companies: "We create affinity groups where we find people who are likeminded and people who want to do biking or running or cooking or winetasting and we create affinity groups around that so that residents can connect and create a sense of community."<sup>3</sup> Marquette's philosophy of "experiential management" has no place for the racial, ethnic, religious, and economic diversity among tenants that exists at Haven.

23. Marquette markets Haven apartments in a manner calculated to replace preexisting tenants with primarily white, young professionals. On the Haven website, Marquette advertises an "Elevated Lifestyle" and "New Renovations" with "modern interior" finishes "to accommodate even the most refined taste," highlighting features such as granite countertops, slate appliances, espresso-colored cabinets, brushed-nickel fixtures, and tile shower surround.<sup>4</sup> Marquette also promotes Haven's new "resort inspired" community amenities, which include a newly-renovated indoor pool, a redesigned clubhouse with resident lounge, a renovated fitness center, and "work from home" tech stations that are "coming soon."<sup>5</sup> These amenities cater to young professionals, who are proportionally much less diverse than the preexisting tenant population in terms of race, color, religion, national origin, and public assistance

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<sup>3</sup> <https://www.youtube.com/watch?v=Y8ZleEyniQA>

<sup>4</sup> <https://www.havenofbattlecreek.com/>; <https://www.havenofbattlecreek.com/amenities>

<sup>5</sup> <https://www.havenofbattlecreek.com/amenities>

status. Moreover, Marquette offers a “preferred employer” leasing program, in which employees of select employers, including 3M, Medtronic, and Xcel Energy, can receive \$200 off their first month’s rent.<sup>6</sup> Marquette’s leasing specials confirm that they are seeking a different tenant population for their renovated units than currently exists. The clear and predictable consequence of Marquette’s cosmetic renovations, “experiential management,” and “elevated lifestyle” marketing of renovated units is that a tenant population comprised of a large share of minority tenants in protected classes will be replaced by a tenant population consisting of young professionals likely to be largely white and not in need of public assistance.

24. Thus, a core aspect of Marquette’s value-add strategy is to replace unwanted tenant populations with preferred “affinity groups” as quickly as possible. Marquette is especially aggressive about its tenant replacement efforts because the tenant populations at the “broken” properties it acquires are occupied by marginalized tenants who are vulnerable to rapid displacement because they lack the power and resources to individually resist Marquette’s illegal replacement practices. Marquette is executing this tenant replacement strategy at Haven, as described below.

**2. Marquette conducts illegal renovations that endanger the health and safety of existing tenants to attract a new tenant demographic.**

25. The most dangerous component of Marquette’s tenant replacement system is its use of on-site demolition and renovation to remake both the building and the tenant population at Haven, which it engages with in active combination with defendant DOCI. Haven, an apartment complex built in 1976, is legally presumed to contain lead and asbestos material throughout.

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<sup>6</sup> <https://www.havenofbattlecreek.com/preferredemployerprogram>

Defendants' illegal renovations jeopardize the health and safety of existing Haven tenants by subjecting them to the risk of lead paint and asbestos exposure.

26. The long-term dangers of exposure to lead paint and asbestos are well-established. Even low levels of lead paint exposure can have grievous effects on the health of children and adults, and exposure to airborne asbestos fibers substantially increases the risks of lung diseases that can take years to manifest themselves.

27. As the owner and property manager of a residential building doing construction with occupants present, Marquette must comply with health and safety laws enacted to protect the tenants and public from unsafe living conditions in the course of renovation, maintenance, and repair activities, including but not limited to the Renovation, Repair and Painting ("RRP") Rule, 40 C.F.R. § 745, subp. E (lead paint protection); the Lead Poisoning Prevention Act and its associated rules, Minn. Stat. §§ 144.9501-.9512, Minn. R. 4761.2000-.2700 (same); Occupational Safety and Health Act (OSHA) regulations, 29 C.F.R. §§ 1910.1001, 1926.1101 (asbestos protection); state OSHA regulations, Minn. R. 5205.0660, 5207.0035 (same); the Asbestos Abatement Act, Minn. Stat. §§ 326.70-.81 (same); Minn. R. 7035.0805 (protection against hazardous materials in renovation and demolition); Ramsey County, Minn., Hazardous Waste Management Ordinance § 3.06 (protection against hazardous materials in waste disposal); Ramsey County, Minn., Solid Waste Ordinance § 15 (same); the Minnesota Building Code, Minn. R. 1300.0120, .0210 (inspection and permitting requirements for repair); the St. Paul Building Code, St. Paul, Minn., Legislative Code § 33.03 (same); and the St. Paul Property Maintenance Code, St. Paul, Minn., Legislative Code §§ 34.08, .09, .10 (maintenance requirements for interior and exterior of apartment dwellings).

28. Defendant DOCI must comply with these same laws in conducting renovation.

29. The RRP Rule illustrates the stringent nature of these laws. The RRP Rule protects building occupants from lead paint exposure construction that could disturb painted surfaces and expose occupants to lead hazards. The RRP Rule mandates that property management companies and contractors performing renovation, repair, or painting in residential buildings built before 1978, such as Haven, are (1) EPA-certified renovators who (2) employ trained workers, (3) follow extensive lead-safe work practices, (4) provide advance notice to all tenants in the vicinity of the work area, and (5) document compliance with all lead-safe work practices. *See* 40 C.F.R. §§ 745.80, .81(a)(3), .84, .85, .86, .89(d)(1)-(5).

30. As the EPA has recently stated: “[P]roperty management companies (PMCs) that perform, offer, or claim to perform regulated renovations in pre-1978 housing or child-occupied facilities are required to obtain certification from the EPA and ensure that renovations in the homes they manage are performed by certified firms and employees trained to use lead-safe work practices. . . . [The] EPA plans to hold both the PMCs and the contractors they hire responsible for compliance if the circumstances indicate that both entities performed or offered to perform renovations for compensation in target housing or child-occupied facilities.”<sup>7</sup>

31. Minnesota law also expressly requires that any “residential building contractor, residential remodeler, manufactured home installer, or residential roofer” “performing renovation as defined by [the RRP Rule], on a residential structure constructed prior to 1978 must be certified in accordance with [the RRP Rule].” Minn. Stat. § 326B.106, subd. 14.

32. Equally important, asbestos exposure during renovation is regulated under federal and state OSHA regulations. These laws place an affirmative burden on property owners and

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<sup>7</sup> <https://www.epa.gov/newsreleases/epa-affirms-building-managers-responsible-lead-based-paint-safety-requirements-when>



managers to ensure that tenants are not exposed to dangerous levels of asbestos during the course of renovation and repair work. 29 C.F.R. § 1926.1101(k), (n); Minn. R. 5205.0660; Minn. R. 5207.0035. Among their responsibilities, property owners and managers must identify as presumed asbestos-containing material any thermal system insulation, surfacing material, or vinyl flooring installed prior to 1981.<sup>8</sup> *Id.* § 1926.1101(b), (k)(1)(i), (k)(2). Property owners and managers can rebut the asbestos presumption only through the use of specified testing requirements. *Id.* § 1926.1101(k)(5). Property managers and owners must retain any records concerning the identification of presumed asbestos-containing materials, along with any documentation that may demonstrate that those materials are not asbestos-containing. *Id.* § 1926.1101(n)(5)-(6).

33. Defendants are fully aware of their legal duties to protect Haven tenants from presumed lead paint and asbestos exposure under these health and safety laws. Marquette purports to attach to the standard Haven lease a “Protect Your Family from Lead in Your Home” pamphlet, which explains in detail the dangers to children and adults of disturbing lead paint and describes the certification and lead-safe practice requirements of the RRP rule when disturbing lead paint in a pre-1978 building (although there is no signature affirming that these pamphlets have been received by tenants—a violation of lead paint protection law in itself, see 24 C.F.R. § 35.92(4), (6)). Marquette’s standard lease also contains an “asbestos addendum,” in which Marquette acknowledges that they are required by law to take precautions to minimize damage

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<sup>8</sup> “Surfacing material” presumed to contain asbestos “means material that is sprayed, troweled-on or otherwise applied to surfaces (such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes).” *Id.* §1926.1101(b). “Thermal system insulation” presumed to contain asbestos includes materials “applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.” *Id.*

and disturbance of asbestos-containing materials. DOCI is an experienced construction company with years of exposure to the regulations that govern demolition and renovation in the multi-unit apartment building context.

34. Moreover, Marquette’s standard Haven lease promises to maintain the Haven apartments “in compliance with the applicable health and safety laws of the State of Minnesota, . . . and of the local units of government where the apartment is located.” (Ex. B, at 11, ¶32)<sup>9</sup>

35. Defendants systematically violates these health and safety laws. Since taking over the complex in 2021, Marquette has engaged in over \$2,500,000 of illegal renovation activity throughout the property, in active combination with DOCI, including, but not limited to, the demolition of the pool room so that it could be upgraded and its back wall replaced with windows from ceiling to floor, full interior renovations (floors, cabinets, paint, appliances, closet doors, etc.) of 40 units, flooring replacement in 47 units, roof and siding repairs, replacement of electrical panels in all 216 units, interior and exterior painting, and the replacement of common area and patio doors. Defendants have concrete plans for equally comprehensive demolition and renovation at Haven over the next two years.

36. Neither Marquette nor the construction company contracted to perform demolition and renovation at Haven—Defendant DOCI—have the mandatory certifications, licensing, and training to perform this demolition and renovation work in a building presumed by law to have lead paint and asbestos material throughout. And none of the demolition and renovation work conducted by Marquette and DOCI at Haven complies with the tenant notification, on-site safety, and recordkeeping requirements of the lead paint and asbestos laws.

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<sup>9</sup> A copy of the original standard lease is attached as Ex. B.

Furthermore, after Defendants' unlawful and unsafe renovation practices were made clear to them, Defendants continued to violate health and safety laws.

37. The expert report of Greg Myers, "Marquette Management's Noncompliance with Lead and Asbestos Safety Law at The Haven of Battle Creek, St. Paul, MN," attached as Exhibit C to the Complaint, documents and analyzes the past and ongoing violations of lead and asbestos laws by Defendants at Haven. In it, Mr. Myers explains that the extensive renovations being performed by Marquette and DOCI are of the type that require compliance with various state and federal lead and asbestos laws. Yet, after physically inspecting Haven and reviewing pictures, videos, and other documents pertaining to Marquette's renovation, Mr. Myers found no evidence that Marquette or DOCI complied with the applicable safety laws. Among its violations, Marquette and DOCI failed to isolate work areas, use proper ventilation, ensure that potentially contaminated waste was disposed of properly, or maintain the required renovation records. Further, Mr. Myers concludes that Defendants' comprehensive violations of lead and asbestos laws throughout Haven's common areas and apartment units pose a real and continued risk to the health and safety of Haven's tenants.

38. Beyond lead and asbestos laws, Defendants have also violated the health and safety building permit laws in the St. Paul City Code and the Minnesota Building Code by failing to secure legally required building and construction permits. City ordinance mandates that "No person shall construct, enlarge, alter, repair, move, [or] demolish . . . a building or structure without first obtaining a building permit from the building official." St. Paul Building Code, St. Paul, Minn., Legislative Code § 33.03(a); *see also* Minn. R. 1300.0120. Maintenance repairs or minor alterations are exempted from building permits only if the cost of such repairs or alterations falls below \$500. *Id.* Moreover, plumbing, electrical, and mechanical work requires a

permit. *Id.* § 33.03(b)-(d); § 34.09(4)(d), (i). Since beginning renovation on Haven in mid-2021, Defendants have performed millions of dollars of “construct[ion], enlarge[ment], alter[ation], repair, move[ment], [or] demoli[tion]” of the “building and structure[s]” at Haven, but have only secured a handful of permits that cover limited work. Thus, Defendants have engaged in sweeping violations of City permitting law.

39. In sum, Defendants have systematically endangered the health and safety of the Plaintiffs and all other Haven residents by violating numerous health and safety regulations in the course of its demolition and renovation work.

40. Marquette has repeatedly misrepresented (expressly, by omission, and by concealment) the hazardous nature of its renovation work and its deliberate failure to comply with health and safety laws in connection with its renovation activities (1) in communications to tenants before and during occupancy since Marquette took over Haven, including in leases, the Displacement Notice, internal signage, its tenant portal, website information, and other property management communications, (2) in communications to City of St. Paul employees and officials related to its request for rent increases, inspections, code compliance issues, and applications for certificate of occupancy, and (3) in communications to Minnesota regulatory agencies in connection with renovation and demolition activities. Moreover, Marquette and DOCI have actively concealed their illegal renovation activity from tenants and governmental entities when concerns have been raised, both by staging and conducting renovation activities behind closed doors and providing false and misleading descriptions of their renovation activities.

41. Marquette’s illegal renovation is a key component of its tenant replacement scheme at Haven. Marquette conducts these unlawful and dangerous renovations to reduce costs, increase profit, and accelerate the timetable for disfavored tenant replacement, even as Marquette

recklessly imposes significant health and safety risks on the very tenant population it seeks to replace. Moreover, by turning Haven into a long-term construction site, Marquette applies further pressure on current tenants to move out.

**3. Marquette withholds legally required maintenance to degrade livability for disfavored tenants.**

42. At the same time Marquette unlawfully renovates common areas and empty units, it allows the habitability of older units to worsen by refusing needed maintenance or providing substandard repairs.

43. Marquette itself admits that the “[o]riginal units have experienced decades of wear and tear and are sadly in need” of repair and maintenance, yet it continues to allow the original units to degrade even as it collects full rent from tenants living in them. Moreover, Marquette allows infestation problems to persist throughout the building complex even though St. Paul ordinances make the landlord of a residential property “responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists.” St. Paul Code § 34.10(6). Marquette also puts tenants’ lives in danger by allowing Haven’s smoke detectors to remain in a state of disrepair. In September 2022, more than a year after Marquette took control of Haven and after the City had twice advised Marquette to service Haven’s fire alarm system, City inspection staff responded to a faulty fire alarm and reported that there were “numerous smoke detectors on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of the [building’s east] side that have what appears to be tape holding the detectors together.”

44. Since acquiring Haven, Marquette has employed only a minimal staff of overburdened, untrained, unpermitted, and uncertified maintenance employees to maintain a 216-unit property. Marquette’s deliberate decision to defer maintenance is the main reason for the continually degrading living conditions in the older units. Moreover, on the infrequent

occasions when Marquette does perform maintenance or repair work, it conducts that work improperly and unsafely—often disturbing presumed lead paint and asbestos-containing material in violation of the health and safety laws above.

45. Marquette’s failure to properly maintain the older units is a key component of its disfavored-tenant replacement scheme. Marquette deliberately allows living conditions to degrade to reduce costs, increase profit, and put further pressure on current tenants to move out. And Marquette uses its own failure to maintain the property as a justification for speeding up its illegal renovation and tenant replacement scheme at Haven, as described below.

46. Moreover, on information and belief, Marquette failed to obtain a valid certificate of occupancy as the owner and property manager of Haven after it purchased Haven in May 2021. This is a violation of St. Paul Code § 40.01, which states that:

All existing buildings in the city are required to have and maintain a fire certificate of occupancy, issued by the department of safety and inspections. The fire certificate of occupancy shall be an indication that the building meets, at the time of inspection, all relevant codes to maintain the health, safety and welfare of the building’s occupants and the general public.

Section 40.09 also requires that “[t]he owner of a building for which a fire certificate of occupancy has been issued is under a continuing obligation to give written notice to the department of safety and inspections of . . . any changes or modifications of ownership of the building, property manager or responsible party,” and that “[a] new owner of a building with a fire certificate of occupancy shall file with the department of safety and inspections a written application for a modification of the certificate . . . within thirty (30) days after such new owner obtains new ownership in the building.” On information and belief, Marquette did not comply with these requirements after becoming the owner and property manager of Haven.

47. Further, while City records show that Marquette first received a fire certificate of occupancy in April 2023, that certificate was procured only through Marquette's misrepresentations about its compliance with health and safety laws as set forth in this Complaint. Thus, on information and belief, at all times since taking control of Haven Marquette has illegally operated a rental business without a valid certificate of occupancy, thereby rendering unenforceable their ability to charge rent or take adverse action against tenants during that period, and requiring a return of all rent to tenants.

**4. Marquette engages in mass displacement, using its own habitability violations as a pretext.**

48. Marquette accelerated its tenant replacement strategy at Haven by issuing a mass "Notice to All Residents" on November 30, 2022, threatening to terminate the residency of the hundreds of tenants who are living in unrenovated apartments as part of "building wide, universal, plans for needed renovation" ("Displacement Notice"). (Ex. D) The Displacement Notice states: "We are now moving to a stage in our renovation plans where residents that have leases ending may . . . need to vacate when their lease ends." It states: "It is Management's plan to remove the original [] units from rental availability and renovate all [] original apartments." It states: "This notice also serves as a communication to you that there are no substantially equivalent replacement units available to you for transfer at the building." Finally, the Displacement Notice makes it clear that any current tenant who wants to apply for a newly renovated unit must first finish out their current lease and give notice of intent to vacate their current unit and then go through an entirely new, onerous application process (with a new \$50 application fee and \$150 administrative fee) that will "be screened in accordance with Management's current screening criteria, including qualification for a unit at the renovated rental rates." It clearly signals that most tenants will not be permitted to return to renovated units by

“assur[ing] that any rental reference we give to a future owner or screening service will make it clear that your tenancy was terminated in connection with building wide, universal, plans for needed renovation.”

49. Marquette’s Displacement Notice is replete with deceptive and intimidating statements intended to cause current tenants to leave the property. Marquette falsely represents and conceals that (1) it has already performed extensive unsafe renovations at Haven that violate lead paint and asbestos laws, (2) its planned renovations will be equally unsafe and violative of lead paint and asbestos laws, (3) the reason why Haven’s older units are “sadly in need” of repair is because of Marquette’s own failure to maintain them, and (4) Marquette’s primary motivation for its mass notice is to force out disfavored tenants based on their race, color, religion, national origin, and public assistance status so that they can be replaced by preferred “affinity groups” of tenants, that is, tenants who are predominantly young, white, non-Muslim, and financially well off.

50. Since distributing the Displacement Notice in November 2022, Marquette has applied to the City of St. Paul for a rent increase of up to 25%. In making this application, Marquette is attempting to mislead the City of St. Paul into approving a significant rent increase for new tenants that would otherwise be prohibited under St. Paul’s rent stabilization ordinance by concealing and misrepresenting the same facts above.

51. Marquette’s deceptive Displacement Notice is a key component of its tenant replacement scheme. It sends a deceptive and threatening message to current tenants in unrenovated units that they will almost certainly be forced to vacate Haven soon, putting pressure on those tenants to move out as soon as possible.



52. Likewise, Marquette's deceptive application to the City of St. Paul for a rent increase of up to 25% is designed to convince the City of St. Paul into approving rent increases that will price unwanted tenants out of renovated units.

**5. Marquette creates a hostile living environment against disfavored tenants.**

53. Another critical component of Marquette's tenant replacement system is to create a climate of fear by treating disfavored tenants with hostility and contempt and, telling tenants that they are being monitored by a "community watch," blaming them for habitability problems that are Marquette's responsibility, giving extremely short inspection notices, and making unjustified entries into units on inadequate notice, among other acts of aggression and intimidation. The hostile nature of Marquette's property management practices is underscored by the fact it has stated that it is implementing a "battle plan" against the tenant community at "Battle Creek." The animus of Marquette is often specifically directed at Somali tenants. On multiple occasions, on-site Marquette staff, including Defendant Delisle, have told both Somali and non-Somali tenants that the pest problem at Haven is a result of the Somali "lifestyle" and that the Somali tenants caused Haven's pest infestation.

54. In discussions regarding the pest problem, Defendant Delisle told Plaintiff Mohamed that Marquette "can't do anything if the Somali population—no offense to you and your family—don't clean." She went on to blame the supposed "strong odors" of spices commonly used in Somali cooking for attracting the mice.

55. In another instance, a Somali tenant reported an unbearable smell that turned out to be a deceased neighbor. Rather than investigate the source of the smell, Marquette staff suggested that the smell was a result of the tenant family's poor hygiene, asking—in between laughs—if the smell was from the tenant's clothes or perhaps was from one of her children

urinating in the apartment. Marquette staff, including Defendant Delisle, have also yelled at and made derogatory statements about Somali tenants who do not speak English.

56. The vast majority of Haven’s Somali tenants are Muslims, a fact known by Marquette. Yet Marquette fosters a culture of disfavor towards its Muslim tenants. For example, Marquette staff do not take seriously the modesty requirements of some Muslim tenants, arriving at their apartments with little or no notice and making derogatory suggestions about their attire. Marquette has invested hundreds of thousands of dollars to renovate the pool—an amenity which may be difficult for Muslim tenants to fully enjoy because of modesty requirements—while ignoring the routine maintenance requests of the current tenant base. Marquette staff post Christmas-themed messages on their Facebook page and decorate the leasing office for Christmas and Easter, yet fail to recognize or celebrate any major Islamic holiday, actions which clearly communicate to residents Marquette’s desired tenant demographic. Moreover, Marquette’s business model is designed to create “affinity groups” centered around activities, such as wine drinking, that are inapposite to Islamic values.

57. Marquette’s animus extends to residents who receive public assistance. Upon the reopening of the illegally renovated pool and fitness center, Marquette reduced these amenities’ open hours to just 10am to 5:30pm. When a tenant asked why the amenity hours are so limited, Marquette’s on-site staff responded that management cannot trust “certain tenants,” but that once Marquette stopped accepting Section 8 tenants, the amenity hours would expand.

58. Marquette also creates a hostile living environment by restricting current tenants from touring and applying for newly renovated units. In March 2023, Marquette publicly advertised an “open house” to tour newly renovated units. When Plaintiff Mohamed expressed interest in attending the open house, Defendant Delisle told her that “it’s not for residents” and

expressed surprise that Ms. Mohamed had found out about the open house. Ms. Mohamed then used the Haven website to schedule a tour of a 3-bedroom renovated unit, which was immediately confirmed by “Marq” a “virtual leasing agent.” Thirty minutes later, Defendant Delisle emailed Ms. Mohamed and told her that she would not be able to tour a 3-bedroom apartment because Marquette did “not have any available,” even though Ms. Delisle—in the same email—had said three 3-bedroom units would be available in late April, May, and June respectively (a statement that itself was a deviation from the Haven website, which that same day had advertised one “upgraded” and two “premium renovation” 3-bedroom units as available for move-in April 6, April 10 and May 10 respectively). While Ms. Delisle stated that a 1-bedroom unit was available to tour, she did so with knowledge that a unit of this size would not be large enough for Ms. Mohamed’s household. By limiting who can tour and apply for renovated units, Marquette restricts access to continued and improved housing for current tenants and makes clear that current tenants are unwanted in the “new” Haven.

59. The interference with tenant rights discussed below is also part and parcel of the hostile living environment at Haven.

60. Marquette’s creation of a hostile living environment is a key component of its disfavored-tenant replacement scheme. It makes tenants unable to fully use and enjoy the property, creates an atmosphere of stress and instability, intimidates tenants into staying silent about asserting their legal rights, and puts pressure on those tenants to move out as soon as possible.

**6. Marquette interferes with efforts to protect tenant rights.**

61. Marquette interferes with and retaliates against tenants who stand up to the violation of tenant rights and interferes with housing advocates that attempt to help tenants protect their rights.

62. For example, Marquette methodically responds to repair requests from tenants with a notice threatening lease termination because the tenant's apartment was "posing multiple health and safety risks," without identifying what the alleged "health and safety risks" are, why the household is responsible for them, or how these issues had come to Marquette's attention. (Ex. E)

63. Marquette responds to tenant complaints regarding maintenance problems by having pest control companies make seemingly random visits to units in the building without providing adequate notice or flexibility about rescheduling.

64. Marquette staff, including Defendant Delisle, order housing advocates who are door-knocking about tenant-rights meetings to leave Haven property. Marquette staff take down flyers posted inside Haven that advertise tenant-rights meetings. And Marquette staff send out mass emails to Haven tenants instructing them not to attend meetings sponsored by housing advocates to provide Haven tenants with information about their civil rights and tenant rights. (Ex. F)

65. For those tenants who are able to connect with housing advocates, Marquette attempts to threaten and intimidate them into silence. For example, in March 2023, housing advocates and tenant leaders, including Plaintiffs Mohamed and Stoderl, held a tenants-only meeting to discuss Marquette's rent-increase application. On information and belief, Defendant Delisle directed someone to attend and covertly record the meeting. Days later, in a conversation

with a resident, Defendant Delisle made direct reference to the resident's participation in the March meeting and threatened the resident based on what she had said in the meeting.

66. Interference with tenant rights is a critical component of Marquette's tenant replacement scheme at Haven. By engaging in such wrongful conduct, Marquette communicates to Haven's tenants that exercising their legal rights comes with a cost, thereby intimidating tenants who stand up to Marquette's unlawful replacement scheme.

**7. Marquette forces tenants to enter into confusing new leases that impose illegal fees and misrepresent tenants' legal rights.**

67. Marquette has forced existing tenants to enter into lengthy, convoluted new lease agreements that charge illegal fees, mislead tenants as to the true cost of tenancy under their lease agreements, and misstate legal rights.

68. Minnesota Statutes section 325G.31 sets forth a standard of clarity for consumer contracts, including residential leases, stating that contracts must be written in a clear and coherent manner, using words with common and everyday meanings, and appropriately divided and captioned by their various sections.

69. Marquette's lease agreements are excessively long, disorganized, and contain as many as 19 addenda. Despite the length of these lease agreements, Marquette has tenants electronically sign and initial only one page. (Ex. B, at 51)

70. The lease agreements are written in an unreasonably small type face and utilize legalese and/or technical terms that are not reasonable to include in a residential lease.

71. The lease agreements cause widespread confusion among Haven tenants as to their rights and responsibilities under the lease, including but not limited to their responsibility to pay certain fees and charges that exceed the stated monthly rent.

72. For example, the standard lease agreement requires tenants to maintain a personal liability insurance policy. Approximately 25 pages after that insurance requirement is first discussed, a lease addendum explains that “If at any time Lessee does not have insurance, Lessor has the right to ‘force place’ coverage and charge Lessee a fee to cover the expense for such insurance.” (Ex. B, at 37, ¶10) The lease agreement does not inform tenants what the charge for “force place” coverage will be, nor does the lease agreement provide for notice to tenants in the event that such a charge will be assessed.

73. Marquette also assigns separate late fees for rent and utility payments. However, Marquette’s standard lease obscures how it will apply tenants’ payments to their rent and utility obligations, stating (in the 49th paragraph) that at its “option and without notice” it “may apply money received . . . first to any of [a tenant’s] unpaid obligations, then to current rent— regardless of notations on checks or money orders and regardless of when the obligations arose.” (Ex. B, at 12, ¶49) This leaves tenants guessing as to whether—in the event that they cannot cover full rent and utilities—they will be subject to a \$30 late fee for unpaid utilities, or will instead be subject to a fee two to four times larger for unpaid rent. (*see* Ex. B, at 7 ¶4 & 21 ¶3)

74. In addition, Marquette’s standard lease threatens tenants with various unidentified costs and expenses. For instance, in the “Special Provisions” section of its Community Policies, Rules and Regulations addendum, Marquette states that “[a]ll apartments are inspected prior to move-in & the resident will be liable for treatment cost and expenses.” (Ex. B, at 36, ¶XV) But the lease provides no explanation as to what those costs and expenses are, let alone what would trigger the imposition of said costs and expenses.

75. The confusing provisions present in Marquette’s standard lease are not confined to fees. Marquette requires tenants to abide by certain terms in order to use Haven’s common

areas, amenities, and recreational facilities. Yet Marquette leaves tenants unsure as to what these governing terms are by stating in an addendum that “In all cases, the most strict terms of either the Lease, [the Community Policies, Rules, and Regulations] Addendum, or the Community Rules shall control.” (Ex. B, at 34, ¶I)

76. The lease agreements contain contradictory statements. For example, the standard lease contract states that “Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.” (Ex. B, at 12, ¶39c) Yet, roughly twenty pages later, an addendum states that tenants and management “agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.” (Ex. B, at 37, ¶6)

77. The lease agreement contains provisions that misstate tenant rights. Minnesota landlord-tenant law states that in every lease, a landlord makes the covenant “that the premises and all common areas are fit for the use intended by the parties.” Minn. Stat. § 504B.161, subd. 1(a)(1). Similarly, landlords—not tenants—are responsible for ensuring that units are in “reasonable repair” and in compliance with health and safety laws, unless the disrepair has been caused by the tenant’s willful, malicious, or irresponsible conduct. *Id.*, subd. 1(a)(2), (4). These covenants cannot be waived and are to be liberally construed. *Id.*, subds. 1(b), 3. In addition, the remedies available to tenants for violation of section 504B.161 are expansive. *See Fritz v. Warthen*, 213 N.W.2d 339, 341 (Minn. 1973). Yet, Marquette’s lease agreement contains numerous provisions that contradict or undermine these protections, including, but not limited to, the following:

- Tenants “accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons.” (Ex. B, at 10, ¶26)

- Tenants “must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use or negligence by [tenant or tenant’s] guests or occupants.” (Ex. B, at 8, ¶12)
- Tenants “must pay for all repairs or replacements arising from misuse or damage to devices by [tenant or tenant’s] occupants, or guests during [tenant’s] occupancy.” (Ex. B, at 8, ¶9)
- Tenants may exercise “remedies under state statute only” in a limited manner, which Marquette describes as requiring written notice by the tenant and no arrears. (Ex. B, at 11, ¶32)
- Tenant “acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner’s obligations under the Lease Contract.” (Ex. B, at 49, ¶4)

78. Perhaps most injuriously to Haven tenants, Marquette attaches a “Utilities and Services Addendum” to the lease agreement that contains illegal charges to tenants for gas, water, sewer, and trash utilities. The addendum states that charges for gas, water, and sewer utilities will be apportioned to tenants “based on a combination of square footage of your apartment and the number of persons residing in your apartment.” (Ex. B, at 21, ¶1) The addendum also charges for shared trash utilities at a flat fee of \$10 per month.

79. This utility fee is illegal because it violates at least two provisions of Minn. Stat. § 504B.215, the Minnesota Statute designed to protect tenants from the risk of unfair landlord practices in charging tenants for the use of utilities not directly measured with respect to their units. Section 504B.215, subdivision 2a(a) requires, among other things, that the landlord “(1) must provide prospective tenants notice of the total utility cost for the building for each month of the most recent calendar year” and (2) “must predetermine and put in writing for all leases an equitable method of apportionment and the frequency of billing by the landlord.”

80. At Haven, prior to requiring tenants to enter into new leasing agreements with this addendum, Marquette has failed to provide to tenants “notice of the total utility cost for the building for each month of the most recent calendar year” for each of the relevant utilities.



Marquette has also failed to “predetermine and put in writing for all leases an equitable method of apportionment” of shared utilities for these utilities. The addendum does not include any specific methodology for apportionment of any of these utility charges, only providing that tenant charges for gas, water, and sewer are apportioned “based on a combination of square footage of your apartment and the number of persons residing in your apartment.” Marquette does not disclose the actual allocation formula or offer any explanation as to why that formula is an equitable method. Moreover, the addendum states that the tenant “may be paying for part of the utility usage in common areas or other residential units”—another undisclosed variable in the apportionment formula that inequitably makes tenants pay for part of the property that they may not be using.

**B. Marquette Is Liable for Intentional Housing Discrimination Against Haven Tenants**

81. Marquette is committing intentional discrimination against the preexisting tenant population at Haven because of tenants’ race, color, religion, national origin, and public assistance status. To show intentional housing discrimination based on protected status, a plaintiff must simply produce direct or circumstantial evidence that a discriminatory reason likely motivated the challenged housing-related decision. *See Village of Arlington Heights v. Metropolitan Housing Development Corp.*, 429 U.S. 252, 266 (1977). Among the many facts showing Marquette’s intentional discrimination are the following:

82. **Adverse impact against protected classes.** The adverse impact of Marquette’s disfavored-tenant replacement scheme on the protected classes at Haven is indisputable. A significant majority of preexisting tenants at Haven are Somali, African-American, Muslim, and/or recipients of public assistance such as Section 8 vouchers or other forms of rental assistance. The percentage of nonwhite tenants at Haven is far greater than St. Paul’s general

population, which is over 51% white, non-Hispanic or Latino, and only 16% black or African-American alone.<sup>10</sup> Indeed, the Somali population alone, from the beginning of 2022 to the beginning of 2023, occupies between 31% and 37% of the units at Haven, and, given the relatively large size of Somali households, likely makes up more than half of the overall tenant population at Haven. Moreover, a vast majority of Haven's Somali tenant population is Muslim. In addition, tenants living in older units at Haven are even more likely to be in protected classes and in apartments designated for Section 8 housing. Thus, Marquette's strategy of targeting displacement of tenants from older units, limiting the ability of existing tenants to apply for or even tour renovated apartments, withholding maintenance from older units, performing illegal renovations and maintenance on older units, creating a hostile living environment with special animus toward protected classes, retaliation for asserting legal rights, imposing illegal fees, and other wrongful conduct at Haven has a grossly disproportionate impact against people who identify as Somali or black, people of the Islamic faith, and people using public assistance.

83. **Adverse impact against protected classes is the knowing and intended result of Haven's actions.** As owner and property manager, Marquette is fully aware that its wrongful actions are having an adverse impact on tenants in these protected classes, and it is presumed to intend those results. In discrimination law, the "impact of an [adverse] action is often probative of why the action was taken in the first place since people usually intend the natural consequences of their actions." *Reno v. Bossier Parish. Sch. Bd.*, 520 U.S. 471, 487 (1997).

84. **Marquette's explicit statements revealing animus against protected classes.** Marquette's "experiential management" and "elevated lifestyle" business model is a barely disguised statement of policy for intentional discrimination against classes of persons who do not

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<sup>10</sup> <https://www.census.gov/quickfacts/stpaulcityminnesota>

fit their “elevated” tenant demographic. At Haven, Marquette describes its property management strategy as a “battle plan” against the existing tenant population. Its on-site employees explicitly blame Somali residents for pest infestations and other habitability problems that are Marquette’s responsibility, and yell at and berate elderly Somalis who do not speak English. In addition, its staff limit tenant access to newly renovated amenities because they believe that residents who receive Section 8 cannot be “trusted” to responsibly use them. Clearly, “a reasonable jury could conclude that the intent to discriminate is implicit in these comments. There are no talismanic expressions which must be invoked as a condition-precedent to the application of laws designed to protect against discrimination.” *Aman v. Cort Furniture Rental Corp.*, 85 F.3d 1074, 1083 (3d Cir. 1996) (citation omitted).

85. **Marquette’s deception and dishonesty about material facts.** Discriminatory motive is shown by the Marquette’s repeated deceptive and pretextual statements ranging from misrepresentations about its compliance with health and safety law to falsely blaming tenants for Marquette’s own habitability violations to concealing that the renovations at the heart of its tenant replacement plans are illegal and dangerous. “[T]he trier of fact can reasonably infer from the falsity of the explanation that the [discrimination defendant] is dissembling to cover up a discriminatory purpose. Such an inference is consistent with the general principle of evidence law that the factfinder is entitled to consider a party’s dishonesty about a material fact as ‘affirmative evidence of guilt.’” *Reeves v. Sanderson Plumbing Prods. Inc.*, 530 U.S. 133, 147 (2000).

86. **Marquette’s departure from its own purported principles and procedures.** Marquette describes its property management business as one “[d]istinguished by the Core Values of Synergy, Excellence, Authenticity, and Customer Centricity, Marquette employees

embrace these principles in everyday operations, from prospective renter tours to executive business decisions.”<sup>11</sup> It then defines the core values of “Customer Centric” as “Extraordinary service from the inside out”; “Excellence” as “Passionate commitment to quality”; and “Authenticity” as “Real, genuine, respectful relationships.”<sup>12</sup> Marquette incorporates some of these procedures and principles in its lease agreement when it promises to comply with governing health and safety laws. Yet in sharp deviation from these corporate principles and procedures, Marquette has provided the diverse tenant community at Haven with poor and dangerous facilities and hostile and disrespectful service. Moreover, Marquette’s dehumanizing treatment of tenants in protected classes is a marked departure from the diversity and inclusion statement on its website, in which Marquette boasts that it “celebrate[s] the unique backgrounds and lived experiences of” its residents and “strive[s] to provide a safe and supportive environment where people from all walks of life can thrive.”<sup>13</sup> The environment Marquette has created at Haven is the opposite of its diversity and inclusion statement.

### **C. Plaintiffs’ Private Attorney General Status and the Public Benefit of this Action**

87. Minn. Stat. § 8.31, subd. 3a, empowers “any person injured by a violation of any of the laws referred to in subdivision 1” to become a private attorney general who “may bring a civil action and recover damages, together with costs and disbursements, including costs of investigation and reasonable attorney’s fees, and receive other equitable relief as determined by the court.” Subdivision 1 identifies “the law of this state respecting unfair, discriminatory, and other unlawful practices in business, commerce, or trade” as being enforceable by the private attorney general. Thus, all claims brought in this Complaint respecting unfair, discriminatory,

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<sup>11</sup> <https://www.marquettemanagement.com/our-story>

<sup>12</sup> *Id.*

<sup>13</sup> *Id.*

and other unlawful practices in business, commerce, and trade are brought pursuant to the private attorney general powers granted by Minn. Stat. § 8.31, subd. 3a.

88. Prosecution of this lawsuit as private attorney general will provide an enormous public benefit because enjoining Marquette's ongoing tenant replacement scheme at Haven will help not just Plaintiffs, but other Haven tenants, other Marquette tenants at other properties, and the public in general. Marquette's deceptive communications are directed not just at Plaintiffs but at all other Haven tenants, prospective Haven tenants, and St. Paul government and the public it represents. Marquette and DOCI's dangerous renovation and maintenance practices threaten the health and safety of Haven tenants, Marquette and DOCI's own employees and contractors, and the public in general. Marquette's discriminatory practices violate the civil rights of Haven tenants and "threatens the rights and privileges of the inhabitants of this state and menaces the institutions and foundations of democracy." Minn. Stat. § 363A.02, subd. 1(b). Thus, this lawsuit seeks equitable relief that would stop and remedy Defendants' unlawful conduct not just with respect to the named Plaintiffs but many other affected groups of individuals. A private attorney general lawsuit is especially necessary here, where even after Defendants' unlawful and unsafe renovation practices were made clear to them, Defendants continued to violate health and safety laws, and even used their illegal renovation scheme as a justification for accelerated displacement. It is clear that Defendants will not voluntarily stop their illegal practices without the prospect of court intervention, injunctive relief, and the imposition of damages and attorneys' fees that force them to recalculate the costs of its unlawful business practices.

**D. Marquette's Unlawful Conduct Has Caused Injury to Plaintiffs**

89. Marquette's illegal tenant replacement scheme have proximately caused profound injury to the Plaintiffs and other tenants at Haven, who are incurring damages by being (1) deprived of rent they paid under their leases because they are not able to enjoy healthy, safe, and habitable living conditions; (2) actually or constructively excluded from their homes; (3) subjected to emotional distress as a result of unsafe and unhealthy living conditions, humiliating and retaliatory treatment, and fear of displacement; and (4) forced to pay utility costs and other fees that Defendants did not have the legal right to charge and collect.

**E. Class Allegations**

90. Plaintiffs bring this action individually and as a class action pursuant to Rule 23 of the Minnesota Rules of Civil Procedure.

91. Plaintiffs seek to represent a class defined as all tenants who currently or previously resided at the Haven, starting on May 17, 2021, exclusive of this Court, its employees, and their family members ("Tenant Class").

92. Members of the Tenant Class are so numerous that joinder is impracticable. Approximately 200 current and past households totaling hundreds of tenants have been subjected to the same common tenant replacement scheme and legal violations by Defendants. Moreover, the housing destabilization and fear of retaliation created by Defendants' actions make joinder of all tenants impracticable.

93. There are questions of law and fact common to and that predominate among the Tenant Class, including whether Defendants' centralized tenant replacement system of unsafe renovation, failed maintenance, discrimination, harassment, retaliation, and utility fees constitute violations of law set forth in this Complaint.

94. The claims of Class Representative Plaintiffs are typical of those of the Tenant Class.

95. Class Representative Plaintiffs have no conflicts of interest with members of each class and will fairly and adequately protect the interests of members the class.

96. The undersigned Class Counsel are committed to, and capable of, vigorous representation of the Tenant Class. They have the resources to prosecute this action and have experience in representing tenants in complex litigation. Housing Justice Center has extensive legal expertise in the tenant protection and fair housing law, and its attorneys have been appointed lead Class Counsel in Minnesota state class actions against property owners involving claims of violations of tenant protection, consumer protection, and antidiscrimination statutes.

97. This action is maintainable as a class action because the prosecution of separate actions by individual members of the Tenant Class would create a risk of inconsistent or varying adjudications with respect to individual members of the Tenant Class, as well as waste limited judicial resources.

98. This action is maintainable under Minn. R. Civ. P. 23.02(b) because Defendants have acted on grounds generally applicable to the Tenant Class, under a cohesive set of operative facts, thus making injunctive relief and corresponding declaratory relief appropriate with respect to the Tenant Class.

99. This action is maintainable under Minn. R. Civ. P. 23.02(c) because questions of law and fact common to the putative Tenant Class predominate over any questions affecting only individual members of the class, and because a class action is superior to other methods for the fair and efficient adjudication of this action.

100. Each class member's injuries, though personally significant, are too small to make the prosecution of individual actions economically feasible.

101. In the alternative, if the case is not certified in its entirety as a class action on behalf of the Tenant Class, Plaintiffs will ask that it be maintained as a class action with respect to particular issues and/or a class divided into subclasses with each subclass treated as a class.

### COUNT ONE

#### **Breach of Lease/Statutory Covenants of Habitability, Minn. Stat. § 504B.161**

102. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

103. Minn. Stat. § 504B.161, subd. 1(a), requires:

In every lease or license of residential premises, the landlord or licensor covenants:

(1) that the premises and all common areas are fit for the use intended by the parties;

(2) to keep the premises in reasonable repair during the term of the lease or license, . . . ; [and]

(4) to maintain the premises in compliance with the applicable health and safety laws of the state, and of the local units of government where the premises are located during the term of the lease or license[.]

104. Minn. Stat. § 504B.161, subd. 1(b), states that “[t]he parties to a lease or license of residential premises may not waive or modify the covenants [of habitability] imposed by this section.”

105. Landlord Defendants make closely similar promises in the “Responsibilities of Owner” section of each lease.

106. Landlord Defendants' actions violate the lease and Minn. Stat. § 504B.161, subd. 1(a)(1) and (2). Landlord Defendants' actions make the leased premises unfit for the intended purpose and uninhabitable for the tenants.



107. Landlord Defendants' actions violate the lease and Minn. Stat. § 504B.161, subd. 1(a)(4). Landlord Defendants' conduct violates applicable health and safety laws, including laws related to lead paint and asbestos protection and protection from retaliation for asserting legal rights.

108. Landlord Defendants' actions breach the promises detailed in the "Responsibilities of Owner" section in their standard lease to tenants.

109. Landlord Defendants' actions caused Plaintiffs injury and damages, entitling Plaintiffs to the requested remedies in this Complaint.

### **COUNT TWO**

#### **Intentional Housing Discrimination and Interference with Exercise of Civil Rights, Minnesota Human Rights Act, Minn. Stat. § 363A.09**

110. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

111. The Minnesota Human Rights Act, Minn. Stat. § 363A.09, subd. 1(1), states:

It is an unfair discriminatory practice for an owner, . . . or managing agent of, or other person having the right to sell, rent or lease any real property, or any agent of any of these: to refuse to sell, rent, or lease or otherwise deny to or withhold from any person or group of persons any real property because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status[.]

112. The Minnesota Human Rights Act, Minn. Stat. § 363A.09, subd. 1(2), states:

It is an unfair discriminatory practice for an owner, . . . or managing agent of, or other person having the right to sell, rent or lease any real property, or any agent of any of these: to discriminate against any person or group of persons because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status in the terms, conditions or privileges of the sale, rental or lease of any real property or in the furnishing of facilities or services in connection therewith . . . [.]

113. Further, Minn. Stat. § 363.09, subd. 6 states:

It is an unfair discriminatory practice for a person to coerce, intimidate, threaten, or interfere with a person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged a third person in the exercise or enjoyment of, any right granted or protected by this section.

114. The tenants targeted for discrimination by Landlord Defendants based on status in a protected class include people of color, people of the Islamic faith, people of different national origin, and people receiving public assistance.

115. Landlord Defendants are all subject to liability under the Minnesota Human Rights Act because they are an “owner,” “managing agent,” and/or “other person having the right to sell, rent or lease any real property, or any agent of any of these.”

116. Landlord Defendants’ conduct described herein constitutes discrimination against tenants because they are refusing to continue to lease and otherwise denying or withholding housing from persons and groups of persons because of race, color, religion, national origin, and/or status with regard to public assistance.

117. Landlord Defendants’ conduct described herein constitutes discrimination against tenants because of race, color, religion, national origin, and/or status with regard to public assistance in the furnishing of facilities or services in connection with the rental or lease of real property.

118. Landlord Defendants’ discriminatory intent is shown through the actions summarized in Section B of this Complaint.

119. Landlord Defendants’ conduct described herein constitutes a discriminatory practice to coerce, intimidate, threaten, and interfere with Haven tenants in the exercise or

enjoyment of their civil rights under section 363A.09, as well as third party housing advocates in the aid and encouragement of such civil rights.

120. Landlord Defendants' discriminatory conduct has caused Plaintiffs and other tenants injury and damages, entitling Plaintiffs to the requested remedies in this Complaint.<sup>14</sup>

### **COUNT THREE**

#### **Intentional Housing Discrimination and Interference with Exercise of Civil Rights, St. Paul Human Rights Ordinance, St. Paul, Minn., Legislative Code § 183.06**

121. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

122. St. Paul's Human Rights Ordinance § 183.06 states:

It shall be unlawful to discriminate against any person based on the [race, religion, color, national origin, or status with regard to public assistance] of either the buyer or renter, a person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or any person associated with the buyer or renter regarding the following:

(1) For anyone:

- a. To discriminate by refusing to: sell, rent, lease; or to offer for sale, rental, or lease; or to negotiate for the sale, rental, or lease; or by representing that real property is not available for inspection, sale, rental, or lease when in fact it is so available; or otherwise make unavailable to any person any property or any facilities of real property; or
- b. To discriminate against any person in the terms, conditions, or privileges of the sale, rental or lease of any real property or in the full and equal enjoyment of services, facilities, privileges and accommodations or in the furnishing of facilities or services in connection therewith; . . . [.]

---

<sup>14</sup> Marquette's intentional discrimination against tenants in protected classes at Haven not only causes injury and damage to those tenants but to the entire tenant community. "Discriminatory laws, policies, or actions will often have negative effects (whether intended or not) on individuals who do not belong to the disfavored group. This does not, however, change the fact that such laws, policies, or actions are discriminatory when they are undertaken for the purpose of harming protected individuals." *Pac. Shores Properties, LLC v. City of Newport Beach*, 730 F.3d 1142, 1158-62 (9th Cir. 2013).

123. Further, St. Paul's Human Rights Ordinance § 183.06(5) states that it is unlawful:

For a person to coerce, intimidate, threaten, or interfere with a person in the exercise or enjoyment of, or on account of having exercised, or enjoyed, or on account of that person having aided or encouraged a third person in the exercise or enjoyment of, any right granted or protected by this section.

124. The tenants targeted for discrimination by Landlord Defendants based on status in a protected class include people of color, people of the Islamic faith, people of different national origin, and people receiving public assistance.

125. Landlord Defendants are all subject to liability under St. Paul's Human Rights Ordinance because they are an individual, corporation, partnership, or agent of those that rents or leases real property. St. Paul, Minn., Legislative Code § 183.02(20) (referencing 42 U.S.C. § 3602(d)).

126. Landlord Defendants' conduct described herein constitutes discrimination against tenants because they are refusing to continue to lease and otherwise denying or withholding housing from persons and groups of persons because of race, color, religion, national origin, and/or status with regard to public assistance.

127. Landlord Defendants' conduct described herein constitutes discrimination against tenants because of race, color, religion, national origin, and/or status with regard to public assistance in the furnishing of facilities or services in connection with the rental or lease of real property.

128. Landlord Defendants' discriminatory intent is shown through the actions summarized in Section B of this Complaint.

129. Landlord Defendants' conduct described herein constitutes a discriminatory practice to coerce, intimidate, threaten, and interfere with Haven tenants in the exercise or

enjoyment of their civil rights under section 183.06, as well as third party housing advocates in the aid and encouragement of such civil rights.

130. Landlord Defendants' discriminatory conduct has caused Plaintiffs and other tenants injury and damages, entitling Plaintiffs to the requested remedies in this Complaint.

#### **COUNT FOUR**

##### **Violation of Minnesota Consumer Fraud Act, Minn. Stat. § 325F.69**

131. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

132. The Consumer Fraud Act, Minn. Stat. § 325F.69, subd. 1, prohibits the “act, use, or employment by any person of any fraud, false pretense, false promise, misrepresentation, misleading statement or deceptive practice, with the intent that others rely thereon in connection with the sale of any merchandise.”

133. The lease of real property constitutes the sale of merchandise under Minn. Stat. § 325F.68.

134. Recognizing the “lack of affordable residential housing and the inequality of the bargaining power between residential landlords and tenants, particularly low and moderate income tenants,” Minnesota courts have applied the Minnesota Consumer Fraud Act “to halt the use of deceptive landlord practices which take advantage of an already unequal bargaining position.” *Love v. Amsler*, 441 N.W.2d 555, 559 (Minn. Ct. App. 1989), *rev. denied* (Minn. Aug. 15, 1989).

135. Landlord Defendants have made multiple misrepresentations and misleading statements, have concealed and omitted material facts when making statements, and have engaged in deceptive practices toward Plaintiffs, other Haven tenants, the public, and

governmental entities and they have done so with the intent that Plaintiffs, tenants, the public, and governmental entities rely on them. The who, what, where, when, and how of the misrepresentations are identified throughout this Complaint, but can be summarized as follows:

### **Misrepresentation to Plaintiffs, Tenants, and the Public**

136. **Who:** The Marquette property management staff at Haven led by Defendant Delisle acting on their own behalf and as employees and agents for the Landlord Defendants. In most circumstances, Defendant Delisle is the speaker of oral misrepresentations and distributor of the written misrepresentations.

137. **What:** Oral and written misrepresentations (expressly, by omission, and by concealment of material facts) to Plaintiffs, other tenants, and the public that:

- Haven is being renovated and maintained in compliance with health and safety laws, is fit for its intended purpose, and is being kept in reasonable repair, when in fact the renovation and maintenance is highly dangerous and noncompliant with law.
- Marquette has a nondiscriminatory motive for displacing tenants from their apartments, when in fact it does have a discriminatory motive.
- Marquette has a nondiscriminatory motive for taking adverse actions against tenants, when in fact it does have a discriminatory motive.
- Haven tenants are responsible for habitability problems at the property, when in fact Marquette is responsible.
- Lease provisions and fees are compliant with law, when in fact the lease has confusing and convoluted language that hides fees through the practice of drip pricing and conceals the illegality of fees such as shared utility charges.
- Displacement is necessary because of need for renovation of old units, when in fact (1) the reason for the poor condition of Haven's older units is because of Marquette's own failure over the last two years to properly repair and maintain them, (2) Marquette has long been performing extensive illegal and unsafe renovations at Haven that violate lead paint and asbestos laws, (3) Marquette's planned future renovations will be equally unsafe and violative of lead paint and asbestos laws, and (4) Marquette's actual motivation for its mass notice is to force out unwanted tenants and to mislead the City of St. Paul into approving a significant rent increase for new

tenants that would otherwise be prohibited under St. Paul's rent stabilization ordinance.

138. **Where, How, When:** Communications made in lease agreements, the Displacement Notice, internal signage, the tenant portal, advertisements and other property management communications to tenants and prospective tenants, over email, and on web portal (where, how) before and during their tenancy (when).

139. Landlord Defendants intend for Plaintiffs and other tenants to rely on these false representations.

140. Plaintiffs and other tenants did in fact rely on Defendants' false representations, causing them to pay money, lose money, and take other actions in reliance on those communications.

141. Landlord defendants had special knowledge that their renovations failed to comply with health and safety laws, that their leases contained illegal provisions, and that their tenant replacement scheme was based on discriminatory motive.

142. When Landlord Defendants communicate with tenants on subjects related to the health and safety of their property management, maintenance, and renovation at the property, the legality of their lease and the fees charged therein, the actual costs of renting their apartments, the reasons for their property management actions, and other issues identified above, they have a duty to say enough to prevent their words from being misleading.

143. Landlord Defendants have special knowledge of its fraudulent and deceptive conduct that creates a duty to say enough to prevent their words from being misleading.

144. Landlord Defendants have a duty to include words and information that keeps their express words from being misleading.

145. Landlord Defendants have a duty to Plaintiffs and other tenants regarding habitability and health and safety issues given their lease and the statutory covenants contained in Minn. Stat. § 504B.161 and other relevant provisions of the Minnesota's landlord-tenant law.

146. Landlord Defendants made the foregoing representations with the intent that Plaintiffs and other tenants would rely on them in deciding to make decisions about whether to pay rent, pay fees, and move out of Haven.

147. By being forced to suffer numerous adverse actions described above, including the payment of rent and other fees, Plaintiffs suffered injury.

148. There is a causal nexus between this injury and misrepresentation, misleading statements and deceptive practices engaged in by Landlord Defendants in violation of Minn. Stat. § 325F.69. Common sense factors establishing causal nexus include that facts that the (1) fraud was longstanding, pervasive, and widespread in communication directed to tenants; (2) the Landlord Defendants intended and understood that tenants would rely on its communications in leases and other property management communications; and (3) information contained in leases and other official communications from a professional property management company are the kind that a tenant would typically rely upon.

### **Misrepresentation to Governmental Entities**

149. In addition to misrepresentations to tenants, Landlord Defendants have also repeatedly misrepresented (expressly, by omission, and by concealment) to governmental entities the hazardous nature of their renovation work and their deliberate failure to comply with health and safety laws in connection with its renovation activities. The who, what, where, when, and how of the misrepresentations are identified throughout this Complaint, but can be summarized as follows:



150. **Who:** The Marquette property management staff at Haven led by Defendant Delisle, as well as offsite Marquette employees including Regional Manager Cheron Eich and Director of Capital Projects Kent Reckelhoff, acting on their own behalf and as employees and agents for the Corporate Defendants.

151. **What:** Oral and written misrepresentations (expressly, by omission, and by concealment of material facts) to governmental entities that Haven is being renovated and maintained in compliance with health and safety laws, when in fact the renovation and maintenance is highly dangerous and noncompliant with law.

152. **Where, How, When:** Landlord Defendants have made these misrepresentations (1) in communications to City of St. Paul employees and officials related to its request for rent increases, inspections, code compliance issues, and applications for certificate of occupancy, and (2) in communications to Minnesota regulatory agencies in connection with renovation and demolition activities.

153. Landlord Defendants intend for these governmental entities to rely on these misrepresentations.

154. These governmental entities did in fact rely on Landlord Defendants' false representations, causing them to make decisions in reliance on those representations.

155. Landlord Defendants had special knowledge that their renovation activities failed to comply with health and safety laws and was based on discriminatory motive.

156. When Landlord Defendants communicate with governmental entities on subjects related to the health and safety of their property management, maintenance, and renovation at the property, they have a duty to say enough to prevent their words from being misleading.

157. Landlord Defendants have special knowledge of their fraudulent and deceptive conduct that creates a duty to say enough to prevent their words from being misleading.

158. Landlord Defendants have a duty to include words and information that keeps their express words from being misleading.

159. Landlord Defendants have a legal duty to the governmental entities given the regulatory authority of those entities.

160. Landlord Defendants made the foregoing representations with the intent that the governmental entities would rely on them in making decisions about rent increases, code compliance, certificate of occupancy, and lead and asbestos regulation and enforcement.

161. By being forced to continue to pay rent and fees, to continue to live through health and safety violations, and to face the ongoing threat of displacement because of ongoing renovation and rent increases because of Landlord Defendants misrepresentations to governmental entities, Plaintiffs suffered injuries and threatened injury.

162. There is a causal nexus between Plaintiffs' injury and Landlord Defendants' misrepresentations to governmental entities. Common sense factors establishing causal nexus include that facts that (1) the fraud was longstanding, pervasive, and widespread in communication directed to governmental entities; (2) regulated entities such as Landlord Defendants intend and understand that governmental entities will rely on the accuracy of the information provided by Defendants in making regulatory decisions; and (3) information provided regarding renovation and maintenance activities are of the kind that governmental entities would typically rely upon in making regulatory decisions.

163. Landlord Defendants' actions have caused Plaintiffs injury and damages, and threaten to cause further injury to Plaintiffs, entitling Plaintiffs to the requested relief in this Complaint.

**COUNT FIVE**  
**Violation of the Shared Meter Law, Minn. Stat. § 504B.215**

164. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

165. Minn. Stat. § 504B.215 governs a landlord's responsibility to both prospective and current tenants in residential buildings that utilize single-metered utilities.

166. Minn. Stat. § 504B.215, subd. 2a(a), states: "A landlord of a single-metered residential building who bills for utility charges separate from the rent" must, among other things, (1) "provide prospective tenants notice of the total utility cost for the building for each month of the most recent calendar year" and (2) "must predetermine and put in writing for all leases an equitable method of apportionment and the frequency of billing by the landlord."

167. Minn. Stat. § 504B.215, subd. 4(2), states that "[t]he tenant rights under this section may not be waived or modified."

168. Haven is a "single-meter building" because it is a "multiunit rental building with one or more separate residential living units where the [gas, water, sewer, and trash utility] service measured through a single meter provides service to an individual unit and to all or parts of common areas or other units." Minn. Stat. § 504B.215, subd. 1.

169. Landlord Defendants are liable in their capacity as property owners, landlords, and property managers as a result of these and other actions it has taken constituting multiple separate violations of Minn. Stat. § 504B.215.

170. Landlord Defendants have failed to provide to Plaintiffs and other tenants notice of the total utility cost for the building for each month of the most recent calendar year at the time of entering the lease for separate utility billing for gas, water, sewer, and trash utilities.

171. Landlord Defendants have failed to predetermine and put in writing for all leases an equitable method of apportionment and the frequency of billing by the landlord for gas, water, sewer, and trash utilities.

172. Landlord Defendants' actions caused Plaintiffs injury and damages, entitling Plaintiffs to the requested relief in this Complaint, including treble damages and reasonable attorneys' fees.

### **COUNT SIX**

#### **Violation of Plain Language Contract Act, Minn. Stat. § 325G.31**

173. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

174. Minnesota Statutes section 325G.31, subdivision 1, states: "Except as provided in section 325G.32, every consumer contract shall be written in a clear and coherent manner using words with common and everyday meanings and shall be appropriately divided and captioned by its various sections."

175. Landlord Defendants utilize a lease agreement at Haven that is not written in a clear and coherent manner. As a result of the convoluted and contradictory provisions in the lease, Plaintiffs and other Haven tenants are substantially confused about their rights and obligations under the lease, and have suffered, and are likely to continue to suffer, financial detriment in the form of hidden fees, unclear liabilities, and illegal fees.

176. Landlord Defendants' actions caused Plaintiffs injury and damages, entitling Plaintiffs to the requested relief in this Complaint.

**COUNT SEVEN**  
**Bad Faith Exclusion, Minn. Stat. § 504B.231**

177. Plaintiffs restate and reallege all other paragraphs in this Complaint as if fully stated and alleged herein.

178. Minnesota Statutes section 504B.231(a) provides that “[i]f a landlord, an agent, or other person acting under the landlord’s direction or control unlawfully and in bad faith removes, excludes, or forcibly keeps out a tenant from residential premises, the tenant may recover from the landlord treble damages or \$500, whichever is greater, and reasonable attorney’s fees.”

179. Landlord Defendants’ actions constitute a violation of section 504B.231 because they have unlawfully and in bad faith removed and excluded Haven tenants from the use and enjoyment of their leased property, including common areas, through the unlawful practices described herein.

180. Landlord Defendants’ conduct caused Plaintiffs injury and damages, entitling Plaintiffs to the requested relief, including treble damages and the award of reasonable attorneys’ fees.

**COUNT EIGHT**  
**Civil Conspiracy to Conduct Unlawful Renovation**

181. Plaintiffs restate and reallege the foregoing paragraphs as if fully stated and alleged herein.

182. Landlord Defendants and Defendant DOCI have acted in combination with each other to commit unlawful acts through unlawful means by engaging in dangerous renovation activities at Haven that violate the governing health and safety law set forth herein; state consumer protection law; the Minnesota Human Rights Act; and Minnesota landlord-tenant law.

183. Landlord Defendants and Defendant DOCI entered into an agreement to conduct unlawful and dangerous renovation at Haven.

184. This conspiracy caused Plaintiffs injury and damages, entitling Plaintiffs to the categories of remedies discussed in in the Requested Relief section of this Complaint.

### **PRAYER FOR RELIEF**

Wherefore, Plaintiffs pray for relief against Defendants as follows:

1. Certification of the proposed Tenant Class under Minnesota Rule of Civil Procedure 23.
2. Designation of some or all Tenant Plaintiffs as Class Representatives for the Tenant Class.
3. Appointment of Housing Justice Center as Class Counsel.
4. A declaration that Defendants violated each of the laws that form the basis of relief.
5. A declaration that Defendants' ability to charge and collect rent and fees during period without a valid certificate of occupancy is void and unenforceable.
6. An injunction enjoining Defendants from future violations of the laws that form the basis of relief.
7. An injunction ordering Defendants to take affirmative steps to prevent the recurrence of discriminatory acts complained of herein and to eliminate the effects of Defendants' unlawful conduct.
8. An injunction preventing Defendants from displacing or threatening to displace tenants for discriminatory or retaliatory reasons.

9. An injunction ordering Defendants to perform all maintenance, repair, and renovation work at Haven in compliance with health and safety law.

10. An injunction against Defendants prohibiting them from enforcing any leases containing provisions which violate Minnesota Statutes section 325G.31 or from entering into any future lease agreements which contain similar provisions.

11. An injunction reforming the lease agreements used by Marquette Management in a manner that makes the lease agreements clear and comprehensible, and which contain only provisions consistent with Minnesota law.

12. An award of compensatory damages, consequential damages, including the amount of all rent and fees paid, as well as damages for emotional distress from intentional discrimination.

13. Equitable relief in the form of rescission, restitution, and/or disgorgement of all rent and fees paid and charged.

14. An award of treble damages for violation of shared meter laws, as provided in Minn. Stat. § 504B.221 for violations of Minn. Stat. § 504B.215.

15. An award of treble damages for bad faith exclusion, as provided in Minn. Stat. § 504B.231.

16. An award of treble damages for forcible removal and unlawful eviction as provided in Minn. Stat. §§ 504B.557.08 and 557.09. An award of reasonable attorneys' fees and costs for litigation and investigation, under multiple statutes identified in this Complaint, as well as section 504B.172.

17. Reserving the right to seek punitive damages and penalties under the Minnesota Human Rights Act, Minn. Stat. § 549.20, and other statutory and common law grounds in this Complaint.

18. A finding that Defendants are jointly and severally liable for damages, equitable relief, and attorneys' fees and costs awarded in this case.

19. Such other relief that the Court deems just and equitable.

20. Plaintiffs invoke their right to a jury trial on all claims relevant to a jury trial.

Date: May 10, 2023

**HOUSING JUSTICE CENTER**

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**ATTORNEYS FOR PLAINTIFFS**



**ACKNOWLEDGEMENT**

The undersigned hereby acknowledges that costs, disbursements and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. § 549.211, subd. 1, to the party or parties against whom the allegations in this pleading are asserted.

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# EXHIBIT

# A

https://www.marquettemanagen... Business Filing Search Marquette Companies

marquettecompanies.com/strategies/value-add

HJC Microsoft Office HJC Demo 2020 MN Statutes LexisNexis Odyssey File & Serve MN Gov (MGA) MN Judicial MCRO MNCIS Sites Other bookmarks

NICK RYAN - CEO, MARQUETTE COMPANIES

Our value-add strategies include:

### Below Replacement Cost

- + Purchase strong Class A and B assets for below replacement cost
- + Rising construction costs means some assets can be purchased today for better return than building
- + The right basis insures there is still plenty of room to exit at a good basis

### Lagging Rents

- + Assets where the current net effective in place means rents are lagging behind the rest of the comp set
- + Allows implementation of a value-add strategy where the renovation or repositioning is simply moving rents up to meet the rest of the market

### "Broken" Opportunities

- + Identify the issue and "fix it" with a value-add strategy
- + Issue is typically mismanagement, cosmetic overhaul, major renovation, repositioning, or simply adding or enhancing amenities
- + Budgeted in the underwriting to create an effective value-add strategy that actually works

# EXHIBIT

# B



# Protect Your Family From Lead in Your Home



## Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

**Read this entire brochure to learn:**

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

**Before renting or buying a pre-1978 home or apartment, federal law requires:**

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

**If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:**

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



March 2021

## Simple Steps to Protect Your Family from Lead Hazards

**If you think your home has lead-based paint:**

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

**Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

**Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



**Women of childbearing age should know that lead is dangerous to a developing fetus.**

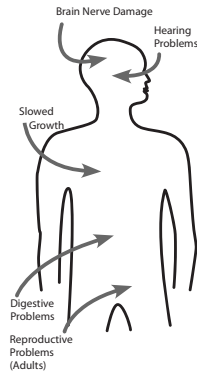
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

3

## Check Your Family for Lead

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

4

## Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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## Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## What You Can Do Now to Protect Your Family

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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## Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior window sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

Abatement is designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

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## Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

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## Other Sources of Lead

### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](http://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

\* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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## For More Information

### The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

## U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
 U.S. EPA Region 1  
 5 Post Office Square, Suite 100, OES 05-4  
 Boston, MA 02109-3912  
 (888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
 U.S. EPA Region 2  
 2890 Woodbridge Avenue  
 Building 205, Mail Stop 225  
 Edison, NJ 08837-3679  
 (732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
 U.S. EPA Region 3  
 1650 Arch Street  
 Philadelphia, PA 19103  
 (215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
 U.S. EPA Region 4  
 AFC Tower, 12th Floor, Air, Pesticides & Toxics  
 61 Forsyth Street, SW  
 Atlanta, GA 30303  
 (404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
 U.S. EPA Region 5 (LL-17J)  
 77 West Jackson Boulevard  
 Chicago, IL 60604-3666  
 (312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
 U.S. EPA Region 6  
 1445 Ross Avenue, 12th Floor  
 Dallas, TX 75202-2733  
 (214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
 U.S. EPA Region 7  
 11201 Renner Blvd.  
 Lenexa, KS 66219  
 (800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
 U.S. EPA Region 8  
 1595 Wynkoop St.  
 Denver, CO 80202  
 (303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
 U.S. EPA Region 9 (CMD-4-2)  
 75 Hawthorne Street  
 San Francisco, CA 94105  
 (415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
 U.S. EPA Region 10 (20-C04)  
 Air and Toxics Enforcement Section  
 1200 Sixth Avenue, Suite 155  
 Seattle, WA 98101  
 (206) 553-1200

## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
 Bethesda, MD 20814-4421  
 1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
 Washington, DC 20410-3000  
 (202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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**IMPORTANT!**

**Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i)  Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgement (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

**Agent's Acknowledgement (initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

**G&I X Phoenix Apartments, LLC, 215 Kipling Street # 241 #241-215**

\_\_\_\_\_  
**Saint Paul**  
Apartment Name & unit number OR street address of dwelling City

_____ Lessee (Resident)	_____ Date	_____ Lessee (Resident)	_____ Date
_____ Lessee (Resident)	_____ Date	_____ Lessee (Resident)	_____ Date
_____ Lessee (Resident)	_____ Date	_____ Lessee (Resident)	_____ Date

**G&I X Phoenix Apartments, LLC**

\_\_\_\_\_  
Lessor (Owner)

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

### APARTMENT LEASE CONTRACT

Date of Lease Contract: September 26, 2022  
(when the Lease Contract is filled out)

*This is a binding document. Read carefully before signing.*

### Moving In — General Information

**1. PARTIES.** This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):

PAUL STODERL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and us the owner: G&I X Phoenix Apartments, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(name of apartment community or title holder). You've agreed to rent Apartment No. at 241-215, 215 Kipling Street # 241

\_\_\_\_\_  
(street address) in Saint Paul (city), Minnesota, 55119 (zip code) (the "apartment" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The person authorized to manage the apartment is: The Haven of Battle Creek

Name 200 Winthrop St S

Street Address St Paul, MN 55119  
City, State, Zip Code

The owner or agent authorized to accept service of process and receive and give receipts for notices is:

Marquette Management  
Name

200 Winthrop St S  
Street Address

St Paul, MN 55119  
City, State, Zip Code

**2. OCCUPANTS.** The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 7 consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

**3. LEASE TERM.** The initial term of the Lease Contract begins on the 1st day of September, 2022, and ends at 11:59 pm the 31st day of August, 2023. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 51 (Move-Out Notice). If the number of days isn't filled in, at least 30 days notice is required. At least 15 days before this lease automatically renews, we will send you notice of automatic renewal as required by statute.

**4. RENT AND CHARGES.** Unless modified by addenda, you will pay \$ 950.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
- at our online payment site, or
- at havenofbattlecreek.com

Prorated rent of \$ \_\_\_\_\_ is due for the remainder of [check one]:  1st month or  2nd month, on \_\_\_\_\_.

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you don't pay all rent on or before the 3rd day of the month, you'll pay a late charge. Your late charge will be (check one):  a flat rate of \$ 76.00 or  8 % of your total rent due. The total amount of your late charges shall not exceed eight percent (8%) of your monthly rent payment. You'll also pay a charge of \$ 25.00 for each returned check or rejected electronic payment, plus a late charge. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

**5. SECURITY DEPOSIT.** Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 375.00, due on or before the date this Lease Contract is signed.

**In compliance with Minnesota law, your security deposit will bear simple interest. Interest will be included as part of the security deposit.** Within 21 days after termination of your residency and receipt of your mailing address or written delivery instructions, we will return the deposit to you, with interest, or furnish to you a written statement specifying the reasons for the withholding of the deposit or any portion thereof. You may not withhold payment of any portion of any rent on the grounds that the security deposit should serve as payment of the rent. If you fail to pay the rent for the last month of the term after written notice from us, you are liable for damages under Minnesota Statutes Chapter 504B.

**6. KEYS.** You will be provided 1 apartment key(s), 1 mailbox key(s), \_\_\_\_\_ FOB(s), and/or 1 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

**7. UTILITIES.** We'll pay for the following items, if checked:  
 water  gas  electricity  master antenna  
 wastewater  trash  cable TV  
 other \_\_\_\_\_

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be

disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance. Pursuant to Minnesota Statute 504B.215 Subd. 2a. upon your request, we shall provide a copy of the actual utility bill for the community along with each apportioned utility bill.

**8. INSURANCE.** We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We  require  do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one]  required to purchase personal liability insurance  not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

**9. LOCKS AND LATCHES.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

**Payment for Rekeying, Repairs, Etc.** You must pay for all repairs or replacements arising from misuse or damage to devices by you or your occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

**Special Provisions and "What If" Clauses**

**10. SPECIAL PROVISIONS.** The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed lease form.

See Additional Special Provisions  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See any additional special provisions.

**11. EARLY MOVE-OUT.** You'll be liable to us for a reletting charge of \$ \_\_\_\_\_ (not to exceed 100% of the highest monthly rent during the lease term) if you:

- (1) fail to give written move-out notice as required in paragraph 51 (Move-Out Notice); or
- (2) move out without paying rent in full for the entire lease term or renewal period; or
- (3) move out at our demand because of your default; or
- (4) are judicially evicted.

*The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.*

**Not a Release.** The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages; that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

**12. REIMBURSEMENT.** You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use or negligence by you or your guests or occupants. **Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' irresponsible or willful acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your apartment.** We may require

payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

**13. PROPERTY LEFT IN APARTMENT.** Pursuant to the parameters of Minnesota law, we may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 56 (Deposit Return, Surrender, and Abandonment)). We will store and care for property removed under this section. We may sell or otherwise dispose of the property 28 days after you have abandoned the apartment, and we may apply the proceeds of such sale to the removal, care and storage costs and expenses according to state statute. You will be notified of the sale at least 14 days prior to the sale by personal service or written notice sent to your last known address by certified mail.

**14. FAILING TO PAY FIRST MONTH'S RENT.** If you don't pay the first month's rent when or before the Lease Contract begins, and subject to our duty to mitigate our damages, all future rent will be automatically accelerated without notice and immediately due. We also may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out) and 34 (Default by Resident) apply to acceleration under this paragraph.

**15. RENT INCREASES AND LEASE CONTRACT CHANGES.** No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 51 (Move-Out Notice).

**16. DELAY OF OCCUPANCY.** If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term as set forth in Paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate your tenancy within 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in Paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate your tenancy within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in Paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

#### 17. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT.

Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

**18. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

### While You're Living in the Apartment

**19. COMMUNITY POLICIES OR RULES.** You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. Upon advance notice and compliance with Minnesota law, we may make reasonable changes to the said written rules.

**20. LIMITATIONS ON CONDUCT.** The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

**21. PROHIBITED CONDUCT.** You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.

**22. PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

**23. RELEASE OF RESIDENT.** Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 32 (Responsibilities of Owner), 44 (Right of Victims of Domestic Abuse to Terminate Tenancy), or 52 (Move-Out Procedures); or unless, upon your death, your personal representative gives statutory notice pursuant to paragraph 43 (Termination of Lease Upon Death of Resident), you or your heirs won't be released from this Lease Contract for any reason including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment or bad health.

**24. MILITARY PERSONNEL CLAUSE.** All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.

**25. RESIDENT SAFETY AND PROPERTY LOSS.** You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

**Smoke Detectors/Carbon Monoxide Detectors.** We'll furnish smoke detectors and carbon monoxide detectors only if required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, and pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. If you damage or disable the smoke detector or carbon monoxide detector, or remove a battery without replacing it with a working battery, you may be liable to us under state statute for \$100 plus one month's rent, actual damages, and attorney's fees. If you disable or damage the smoke

detector or carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

**Casualty Loss.** We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for these services.

**Crime or Emergency.** Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity, or other emergency involving imminent harm. You should then contact our representative. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

## 26. CONDITION OF THE APARTMENT AND ALTERATIONS.

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

## 27. REQUESTS, REPAIRS, AND MALFUNCTIONS. IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other

conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconstructions. Rent will not abate in whole or in part.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

## 28. ANIMALS. Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs we're allowed to recover under state statute) in enforcing animal restrictions and rules. We may remove an unauthorized animal by following the procedures of paragraph 34 (Default by Resident). If an animal has been abandoned we may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

If you are handicapped or disabled under Minnesota law, you may be permitted under certain circumstances, to have pets allowed by state law, provided you are willing to pay the additional damage deposit described above.

## 29. WHEN WE MAY ENTER. We have the right to enter the apartment for reasonable business purposes after making a good faith effort to give you reasonable notice under the circumstances of our intent to enter. We may enter the apartment without prior notice if we reasonably suspect that:

- (1) immediate entry is necessary to prevent injury to persons or property because of conditions relating to maintenance, building security, or law enforcement;
- (2) immediate entry is necessary to determine your safety; or
- (3) immediate entry is necessary in order to comply with local ordinances regarding unlawful activity occurring within the apartment. We must disclose the date, time and purpose of the emergency entry in writing, and such writing must be left in a conspicuous place.

For purposes of this paragraph, "reasonable business purposes" includes, without limitation:

- (1) showing the unit to prospective residential tenants during the notice period before your tenancy terminates or after you have given notice to move to us or our agent;
- (2) showing the apartment to a prospective buyer or to an insurance representative;
- (3) performing maintenance work;

- (4) allowing inspections by state, county, or city officials charged in the enforcement of health, housing, building, fire prevention, or housing maintenance codes;
- (5) you are causing a disturbance within the apartment;
- (6) we have a reasonable belief that you are violating the Lease Contract within the apartment;
- (7) prearranged housekeeping work in senior housing where 80 percent or more of the residential tenants are age 55 or older;
- (8) we have a reasonable belief that the apartment is being occupied by an individual without a legal right to occupy it; or
- (9) you have vacated the apartment.

**30. JOINT AND SEVERAL RESPONSIBILITY.** Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security deposit refunds and deduction itemizations of multiple residents will comply with paragraph 56 (Deposit Return, Surrender, and Abandonment).

## Replacements

**31. REPLACEMENTS AND SUBLETTING.** Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:

- (1) a reletting charge will not be due;
- (2) a reasonable administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and
- (3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

**Procedures for Replacement.** If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; *or* (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original lease term unless we agree otherwise in writing—even if a new Lease Contract is signed.

## Responsibilities of Owner and Resident

**32. RESPONSIBILITIES OF OWNER.** Pursuant to state law, we covenant:

- (a) that the apartment and all common areas are fit for the use intended by you and us;
- (b) to keep the apartment in reasonable repair during the term of this Lease Contract, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control; and
- (c) to maintain the apartment in compliance with the applicable health and safety laws of the State of Minnesota, including the weatherstripping, caulking, storm window, and storm door energy efficiency standards for renter-occupied residences prescribed Minnesota Statutes, Section 216C.27, subdivisions 1 and 3, and of the local units of government where the apartment is located during the term of this Lease Contract, except when violation of the health and safety laws has been caused by the willful, or irresponsible conduct of you or of a person under your direction or control.

If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute only as follows:

- (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within 7 days; and
- (d) if repair hasn't been made within 7 days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.

**33. RESPONSIBILITIES OF RESIDENT.** You covenant that you shall:

- (a) not allow damage nor commit waste to the apartment or surrounding property;
- (b) not allow waste of any utilities or services provided by us;
- (c) make no alterations or additions to all or any part of the apartment;
- (d) remove no fixtures from the apartment;
- (e) not paint or wallpaper any part of the apartment without our prior written consent;

- (f) keep the apartment in good, clean and sanitary condition;
- (g) not unreasonably disturb the peace and quiet of others;
- (h) not interfere, nor allow your guest or those under your direction or control to interfere, with the management of the apartment;
- (i) use the apartment only as a private residence and not for any commercial or business purpose;
- (j) not use the apartment in any way that is unlawful, illegal, or dangerous;
- (k) not use the apartment in any way that would cause a cancellation, restriction or increase in premium of our insurance;
- (l) not use or store in or near the apartment any inflammable or explosive substances in an unsafe manner;
- (m) notify us in writing of any repairs to be made to the apartment;
- (n) recycle or dispose of all trash in the outside containers provided for those purposes;
- (o) provide us with your phone number within two (2) days after phone service is started or the phone number is changed; and
- (p) promptly notify us of any conditions that might cause damage to the apartment or waste utilities or services provided by us.

**34. DEFAULT BY RESIDENT.**

**Eviction.** If you default, we may end your right of occupancy by bringing an action of unlawful detainer in accordance with Minnesota Statutes, Chapter 504B, to remove you and all property from the apartment, without prejudice to any other legal rights which we may assert under the terms and provisions hereof. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other Lease Contract obligations.

Except as indicated in Paragraph 11 (Early Move-Out) above, and provided we mitigate our damages, upon any default by you, we may accelerate the rent that will become due for the remainder of the term of this Lease Contract.

**Lease Renewal When A Breach or Default Has Occurred.** In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

**Remedies Cumulative.** Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

## General Clauses

**35. ENTIRE AGREEMENT.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

**36. NO AUTHORITY TO AMEND UNLESS IN WRITING.**

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate your tenancy, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

**37.NO WAIVER.** No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

**38.NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

**39.MISCELLANEOUS.**

- A. Time is of the essence in this Lease Contract.
- B. Exercising one remedy won't constitute an election or waiver of these remedies.
- C. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- D. All remedies are cumulative.
- E. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- F. This Lease Contract binds subsequent owners.
- G. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- H. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- I. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- J. All lease obligations must be performed in the county where the apartment is located.
- K. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

**40.OBLIGATION TO VACATE.** If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Terms), and we accept such written notice, then you are required to vacate the Premises and remove all of your personal property therefrom at the expiration of the Lease term without further notice or demand from us.

**41.CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

**42.FORCE MAJEURE.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

**43.TERMINATION OF LEASE UPON DEATH OF RESIDENT.** Either you or us may terminate your tenancy prior to its expiration date in the manner noted below, upon your death or, if there is more than one resident, upon the death of all residents under this Lease Contract. Either us or your personal representative may terminate your tenancy upon at least two (2) months' written notice, to be

effective on the last day of a calendar month, and hand delivered or mailed by postage prepaid, first class United States mail, to the address of the other party. We may comply with the notice requirement of this subdivision by delivering or mailing the notice to the apartment formerly occupied by you. The termination of the Lease Contract under this section shall not relieve your estate from liability either for the payment of rent or other sums owed prior to or during the notice period, or for the payment of amounts necessary to restore the apartment to their condition at the commencement of the tenancy, ordinary wear and tear excepted.

**44.RIGHT OF VICTIMS OF DOMESTIC ABUSE TO TERMINATE TENANCY.**

Pursuant to Minn. Statute § 504B.206, any tenant of a residential lease who is a victim of domestic abuse and fears imminent domestic abuse, such resident or the resident's minor children, if the resident's minor children remain in the leased premises, may terminate your tenancy without penalty or liability as provided in the statute. In order to exercise this right, you must provide advance written notice to us as provided in the statute. If you terminate your tenancy pursuant to this provision, you are responsible for the rent payment for the full month in which your tenancy terminates. The tenant shall forfeit the right to claim return of any portion of the security deposit and the tenant shall be relieved of any other contractual obligation for payment of rent or any other charges for the remaining term of the lease pursuant to state law. Except as provided in this Lease Contract, the tenancy shall continue with respect to any remaining tenants who wish to continue residing in the leased premises.

**45.NOTICE REQUIRED BY MINNESOTA STATUTES, SECTION 504B.305.**

A seizure under Minnesota Statutes, Section 609.5317, subdivision 1, for which there is not a defense under Minnesota Statutes, Section 609.5317, subdivision 3, constitutes unlawful detention by you.

**46.NOTICE REQUIRED BY MINNESOTA STATUTES, SECTIONS 504B.181, SUBD. 2(B).**

A copy of the Minnesota Attorney General's Office informational booklet on the landlord and tenant laws of Minnesota, which is required by Minnesota Statutes, Section 504B.275, is available from the Minnesota Attorney General's Office to you upon request.

**47.NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.**

You and us shall not unlawfully allow controlled substances on or about the apartment. The apartment shall not be used by you or persons under your control to manufacture, sell, give away, barter, deliver, exchange, distribute or possess with intent to sell, give away, barter, deliver, exchange or distribute a controlled substance in violation of any local, state or federal law. You and us shall not allow prostitution or prostitution-related activity as defined in Minn. Stat. Section 617.80, subd. 4, to occur on or about the apartment. You and us shall not allow the unlawful use or possession of a firearm in violation of Minn. Stat. Section 609.66, subd. 1a, Section 609.67, or Section 624.713 on or about the apartment. You and us shall not allow stolen property or property obtained by robbery to occur on or about the apartment.

**48.WAIVER OF JURY TRIAL.**

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute, common law, and/or related to this Lease Contract shall be to a judge and not a jury.

**49.PAYMENTS.**

Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.

**50.ASSOCIATION MEMBERSHIP.**

We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

### When Moving Out

**51.MOVE-OUT NOTICE.** Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by paragraph 3 (Lease Terms). If you move out prior to the end of the lease term, your notice

does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early (see Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under Relet; paragraph 11 (Early Move-Out), or paragraph 23



(Release of Resident), or any other applicable laws. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Terms), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant pursuant to state law, and we will have all remedies available under this Lease Contract and state law.

**52. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 34 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

**53. CLEANING.** You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

**54. MOVE-OUT INSPECTION.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

**55. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.** You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under paragraph 13 (Property Left in Apartment);

removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraphs 4 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 6 (Keys) if you fail to return them on or before your actual move-out date; (2) accelerated rent if you have violated paragraph 34 (Default by Resident); and (3) a reletting fee if you have violated paragraph 11 (Early Move-Out).

**56. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.**  
**Deposit Return and Forwarding Address.** You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after surrender or abandonment, unless statutes provide otherwise.

**Surrender.** You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 6 (Keys) have been turned in where rent is paid—whichever date occurs first.

**Abandonment.** You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

Surrender, abandonment, and judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 - Property Left in the Apartment).

**Severability, Originals and Attachments, and Signatures**

**57. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

**58. ORIGINALS AND ATTACHMENTS.** This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

**Date form is filled out** *(same as on top of page 1)*  
**09/26/2022**

**Resident or Residents** *(all sign below)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative** *(signing on behalf of owner)*

**Address and phone number of owner's representative for notice purposes**

**200 Winthrop St S**

**St Paul, MN 55119**

**(651) 432-4708**

**Name and address of locator service** *(if applicable)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**You are legally bound by this document.  
Read it carefully before signing.**

SPECIAL PROVISIONS (CONTINUED FROM PAGE 2) **Entry Devices:** Each apartment will be provided with a key fob to access the clubhouse and building. If the key fob is lost or not returned when you move out \$100 will be charged. Eviction after partial payment of rent it is expressly agreed to between Management and Resident, that, pursuant to Minnesota Statute: 504.02 subdivision 1 (c, acceptance by Management of less than the full amount of rent due from resident does not waive Management's right to recover possession of the rental premises for non-payment by resident of balance of rent owed to Management.) **Renters Insurance:** Resident agrees to purchase personal liability insurance from Yardi or an insurance company of their choosing. Resident must provide proof of compliance on or prior to the commencement date of the lease. Resident authorizes third-party insurance company to release information about renter's insurance coverage to protection choice or The Haven of Battle Creek. This information will include coverage amounts, policy terms and current status of renter's insurance policy. In no instance, including but not limited to, the payment of rent, shall Lessee or Lessee's agent, invitees or guests, be considered an insured, as a co-insured. **FIRESTOP DEVICES -** Your apartment is equipped with firestop devices above the range. These devices may not be tampered with or moved by resident. If you disable, damage or move the firestop, you will be liable to us and others for any loss, damage, or fines from fire, smoke or water.

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### INVENTORY AND CONDITION FORM

**DWELLING UNIT DESCRIPTION.** Unit No. 241-215, 215 Kipling Street # 241 (street address) in Saint Paul (city), Minnesota, 55119 (zip code).

**LEASE CONTRACT DESCRIPTION.** Lease Contract date: September 26, 2022 Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL

**Within 48 hours after move-in, you must note on this form all defects, damage, or safety or pest-related concerns and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition. Please mark through items listed below or put "none" if the items don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out. You are entitled to a copy of this form after it is filled out and signed by you and us.**

Resident's Name: PAUL STODERL  
Home Phone: ( ) Work Phone: ( )  
Resident's Name: \_\_\_\_\_  
Home Phone: ( ) Work Phone: ( )  
Resident's Name: \_\_\_\_\_  
Home Phone: ( ) Work Phone: ( )  
Resident's Name: \_\_\_\_\_  
Home Phone: ( ) Work Phone: ( )  
Resident's Name: \_\_\_\_\_  
Home Phone: ( ) Work Phone: ( )  
Resident's Name: \_\_\_\_\_  
Home Phone: ( ) Work Phone: ( )

**Move-In** or  **Move-Out Condition** (Check one)

**Living Room**  
Walls \_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Lamps, Bulbs \_\_\_\_\_  
Other \_\_\_\_\_

Refrigerator Light, Crisper \_\_\_\_\_  
Dishwasher, Dispensers, Racks \_\_\_\_\_  
Sink/disposal \_\_\_\_\_  
Microwave \_\_\_\_\_  
Other \_\_\_\_\_

**General Items**  
Thermostat \_\_\_\_\_  
Cable TV or Master Antenna \_\_\_\_\_  
A/C Filter \_\_\_\_\_  
Washer/Dryer \_\_\_\_\_  
Garage Door \_\_\_\_\_  
Ceiling Fans \_\_\_\_\_  
Exterior Doors, Screens/Screen Doors, Doorbell \_\_\_\_\_  
Fireplace \_\_\_\_\_  
Other \_\_\_\_\_

**Kitchen**  
Walls \_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Countertops \_\_\_\_\_  
Stove/Oven, Trays, Pans, Shelves \_\_\_\_\_  
Vent Hood \_\_\_\_\_  
Refrigerator, Trays, Shelves \_\_\_\_\_

**Dining Room**  
Walls \_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Other \_\_\_\_\_

**Halls**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Other \_\_\_\_\_

**Exterior (if applicable)**

Patio/Yard \_\_\_\_\_  
Fences/Gates/Gate Latches or Locks \_\_\_\_\_  
Faucets \_\_\_\_\_  
Balconies \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom (describe which one)**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom (describe which one):**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Other \_\_\_\_\_

**Bath (describe which one):**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Bathtub, Enclosure, Stopper \_\_\_\_\_  
Shower, Doors, Rods \_\_\_\_\_  
Tile \_\_\_\_\_  
Other \_\_\_\_\_

**Half Bath**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Tile \_\_\_\_\_  
Other \_\_\_\_\_

**Bedroom (describe which one):**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Closets, Rods, Shelves \_\_\_\_\_  
Closet Lights, Fixtures \_\_\_\_\_  
Other \_\_\_\_\_

**Bath (describe which one):**

Walls \_\_\_\_\_  
\_\_\_\_\_  
Wallpaper \_\_\_\_\_  
Plugs, Switches, A/C Vents \_\_\_\_\_  
Woodwork/Baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light Fixtures, Bulbs \_\_\_\_\_  
Exhaust Fan/Heater \_\_\_\_\_  
Floor/Carpet \_\_\_\_\_  
\_\_\_\_\_  
Doors, Stops, Locks \_\_\_\_\_  
Windows, Latches, Screens \_\_\_\_\_  
Window Coverings \_\_\_\_\_  
Sink, Faucet, Handles, Stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, Drawers, Handles \_\_\_\_\_  
Toilet, Paper Holder \_\_\_\_\_  
Bathtub, Enclosure, Stopper \_\_\_\_\_  
Shower, Doors, Rods \_\_\_\_\_  
Tile \_\_\_\_\_  
Other \_\_\_\_\_

**Safety-Related Items (Put "N/A" if not applicable)**

Door Knob Locks \_\_\_\_\_  
Keyed Deadbolt Locks \_\_\_\_\_  
\_\_\_\_\_  
Keyless Deadbolts \_\_\_\_\_  
\_\_\_\_\_  
Sliding Door Pin Locks \_\_\_\_\_  
Sliding Door Latches \_\_\_\_\_  
Sliding Door Security Bars \_\_\_\_\_  
Doorviewers \_\_\_\_\_  
Window Latches \_\_\_\_\_  
Porch and Patio Lights \_\_\_\_\_  
Smoke Detectors \_\_\_\_\_

Alarm System \_\_\_\_\_  
Fire Extinguishers (look at charge level-BUT DON'T TEST!) \_\_\_\_\_  
\_\_\_\_\_  
Garage Door Opener \_\_\_\_\_  
Gate Access Card(s) \_\_\_\_\_  
Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date of Move-In:** \_\_\_\_\_  
*or*  
**Date of Move-Out:** \_\_\_\_\_

**SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Acknowledgment.** You agree you will complete and submit this form in accordance with this Lease and our Community Policies. You acknowledge you will inspect and test all safety-related items in the apartment, including smoke alarms and any other detector(s), and confirm that they are working, except as noted on your completed Inventory and Condition Form. All items will be considered to be in good and working condition unless otherwise noted. You acknowledge you will receive written operating instructions on the alarm system and gate access entry systems (if there are any). You acknowledge that you will inspect the apartment and confirm no signs of bed bugs or other pests are present, or, if bugs are present, that you will promptly report any bed bug or pest issues on this Inventory and Condition Form and through a written work order or other written repair request. You agree that this returned completed Inventory and Condition Form accurately reflects the condition of the apartment for purposes of determining any refund of deposit due to you when you move out. You acknowledge that if you do not return the form within 48 hours after move-in, we will consider the apartment to be clean, safe, free of pest or insect infestations, and in good working condition for purposes of determining any refund of deposit due to you at move-out.

*In signing below, you accept this inventory as part of the Lease Contract and agree that it accurately reflects the condition of the premises for purposes of determining any refund due to you when you move out.*

**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Resident or Resident's Agent:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_  
**Owner or Owner's Representative:** \_\_\_\_\_ **Date of Signing** \_\_\_\_\_



**ANIMAL ADDENDUM**  
Becomes part of Lease Contract

Date: September 29, 2022  
(when this Addendum is filled out)

**Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.**

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

**1. DWELLING UNIT DESCRIPTION.**

Apt. No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
(street address) in  
Saint Paul  
\_\_\_\_\_  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. A.  NO APPROVED ANIMALS.** If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the apartment or apartment community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

**B.  CONDITIONAL AUTHORIZATION FOR ANIMAL.** If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

**4. ANIMAL DEPOSIT.** An animal deposit of \$ \_\_\_\_\_ will be charged. We [*check one*]  will consider, or  will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [*check one*]  does, or  does not include this additional deposit amount. Refund of the animal deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ \_\_\_\_\_. The monthly rent amount in the Rent And Charges paragraph of the Lease Contract [*check one*]  includes  does not include this additional animal rent.

**6. ADDITIONAL FEE.** You must also pay a one-time fee of \$ 300.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

**7. LIABILITY NOT LIMITED.** The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

**8. DESCRIPTION OF ANIMAL(S).** You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or apartment community.

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license : \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

A maximum of 2 pets per apartment. Dogs are restricted to 1st floor units only. Under no circumstance will a dog descending from any type of an aggressive breed lineage be allowed to be kept on the property. Residents will strictly adhere to the following list of prohibited breeds: Pit Bull, Huskie, Rottweiler, German Shepherd, Belgian Shepherd, Alaskan Malamute, Doberman, Boxer, Chow Chow, Presa Canario, Dalmatian, Saint Bernard, Wolf Hybrid, Mastiff, Cane Corso, Great Dane, Akita and American Staffordshire Terrier. Documentation from a veterinarian stating breed and weight is required. Failure to clean up after your pet will result in fees up to \$250 per incident.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. EMERGENCY.** In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

**11. ANIMAL RULES.** You are responsible for the animal's actions at all times. You agree to abide by these rules:

- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- Inside, the animal may urinate or defecate *only* in these designated areas: none or in litter box
- Outside, the animal may urinate or defecate *only* in these designated areas: designated pet areas
- Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling units.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate *anywhere* on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

**12. ADDITIONAL RULES.** We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

**13. VIOLATION OF RULES.** If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.

**14. COMPLAINTS ABOUT ANIMAL.** You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

**15. OUR REMOVAL OF ANIMAL.** In some circumstances, we may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place in the apartment and subsequently following the procedures in the Lease Contract, if in our sole judgment, you have violated the animal rules or let the animal urinate or defecate where it's not supposed to.

If, in our sole judgment, an animal has been:

- abandoned;
- left in the dwelling unit for an extended period of time without food or water;
- or you have failed to care for a sick animal.

We may keep or kennel the animal or turn it over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after it is removed, it will be considered abandoned.

**16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.** You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

**17. MOVE-OUT.** When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.

**18. JOINT AND SEVERAL RESPONSIBILITY.** Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

**19. GENERAL.** You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

**This is a binding legal document. Read it carefully before signing.**

**Resident or Residents**  
*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_



**UTILITY AND SERVICES ADDENDUM**

This Utility Addendum is incorporated into the Lease Contract (referred to in this Addendum as "Lease Contract" or "Lease") dated September 26, 2022 between G&I X Phoenix Apartments, LLC

("We" and/or "we" and/or "us") and PAUL STODERL

("You" and/or "you") of Apt. No. 241-215 located at 215 Kipling Street # 241 (street address) in Saint Paul, MN 55119 and is in addition to all terms and conditions in the Lease.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

- a) **Water** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - water bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable Conservice
- b) **Sewer** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - sewer bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable Conservice
- c) **Gas** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - gas bills will be billed by the service provider to us and then allocated to you based on the following formula: 8
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable Conservice
- d) **Trash** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - trash bills will be billed by the service provider to us and then allocated to you based on the following formula: 4
    - If flat rate is selected, the current flat rate is \$ 10.00 per month.
    - 3rd party billing company if applicable Conservice
- e) **Electric** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - electric bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- f) **Stormwater** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - stormwater bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- g) **Cable TV** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - cable TV bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- h) **Master Antenna** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - master antenna bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- i) **Internet** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - internet bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- j) **Pest Control** service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - pest control bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_
- k) (Other) \_\_\_\_\_ service to your apartment will be paid by you either:
  - directly to the utility service provider; or
  - bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_



- l) (Other) \_\_\_\_\_ service to your apartment will be paid by you either:
- directly to the utility service provider; or
- bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
- If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
- 3rd party billing company if applicable \_\_\_\_\_

## METERING/ALLOCATION METHOD KEY

- "1" - Sub-metering of all of your water/gas/electric use
- "2" - Calculation of your total water use based on sub-metering of hot water
- "3" - Calculation of your total water use based on sub-metering of cold water
- "4" - Flat rate per month
- "5" - Allocation based on the number of persons residing in your apartment
- "6" - Allocation based on the number of persons residing in your apartment using a ratio occupancy formula
- "7" - Allocation based on square footage of your apartment
- "8" - Allocation based on a combination of square footage of your apartment and the number of persons residing in your apartment
- "9" - Allocation based on the number of bedrooms in your apartment
- "10" - Allocation based on a lawful formula not listed here

(Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. Allocation formulas are used when the apartment has no sub-meter. The formula may be based on factors such as, the interior square footage of the apartment, number of bedrooms, number of occupants, number of bathrooms, presence of washing machine, and average water usage for that floor plan. The allocation is an estimate of usage by the resident. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within 3 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$	<u>20.00</u>	(not to exceed \$ _____ )
Monthly Administrative Billing Fee:	\$	<u>4.50</u>	(not to exceed \$ _____ )
Late Fee:	\$	<u>30.00</u>	(not to exceed \$ _____ )
Final Bill Fee:	\$	<u>10.00</u>	(not to exceed \$ _____ )

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the apartment. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your apartment and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 50.00.
5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the apartment unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.
7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this Addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

**Resident(s) have agreed that as of the date of the move in all necessary utilities have been transferred into the resident name and are no longer in the name of The Haven of Battle Creek. In the event resident fails to timely establish utilities and services, we may charge you a reasonable administration fee for billing you for such utilities. Fees will be billed at the following rate: 1st bill \$35, 2nd bill \$40, each subsequent bill will be charged a \$50 fee. Management reserves the right to change our billing fees with 30 days written notice. Upon a tenant's request, the landlord must provide a copy of the actual utility bill for the building along with each apportioned utility bill. Failure to discard trash properly will result of \$200 fine per offense.**

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Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

Management \_\_\_\_\_ Date \_\_\_\_\_





### BED BUG ADDENDUM

Date: September 29, 2022  
(when this Addendum is filled out)

**Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.**

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Saint Paul  
\_\_\_\_\_  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. PURPOSE.** This Addendum modifies the Lease Contract and addresses situations related to bed bugs (cimex lectularius) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.

**4. INSPECTION AND INFESTATIONS.** BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:

- YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;

OR

- YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions. You also acknowledge that you have fully disclosed to us any previous bed bug infestations or bed bug issues that you have experienced.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

**5. ACCESS FOR INSPECTION AND PEST TREATMENT.**

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. Unless otherwise prohibited by law, you are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed bug infestation on your own.

**6. NOTIFICATION.** You must promptly notify us:

- of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
- of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
- if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.

**7. COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned as close as possible to the time we treated the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing and personal belongings in order for us to perform pest control services. If you fail to cooperate with us, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

**8. RESPONSIBILITIES.** You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs if caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control. If we confirm the presence or infestation of bed bugs after you vacate your dwelling, you may be responsible for the cost of cleaning and pest control treatments. If we must move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may be liable for payment of any lost rental income and other expenses incurred by us to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you fail to pay us for any costs you are liable for, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies

under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

**9. TRANSFERS.** If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

**10. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**You are legally bound by this document. Please read it carefully.**

**Resident or Residents**  
*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**

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*You are entitled to receive an original of this Addendum after it is fully signed. Keep it in a safe place.*

## BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

### Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

### Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

### Identifying bed bugs

*Bed bugs can often be found in, around and between:*

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

### Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

### Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.





## MOLD INFORMATION AND PREVENTION ADDENDUM

**Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.**

### 1. DWELLING UNIT DESCRIPTION.

Unit No. 241-215, 215 Kipling  
Street # 241  
 \_\_\_\_\_ (street address) in  
Saint Paul  
 (city), Minnesota, 55119 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: September 26, 2022  
 Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ABOUT MOLD.** Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

**4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:

- Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
- Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen *before* you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

**5. IN ORDER TO AVOID MOLD GROWTH,** it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
- washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

**6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES** (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. **Be sure to follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

**7. DO NOT CLEAN OR APPLY BIOCIDES TO:** (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action.

**8. COMPLIANCE.** Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

**If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.**

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(Signs here)*

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**Date of Lease Contract**

**September 26, 2022**

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### ASBESTOS ADDENDUM

Date: September 29, 2022  
(when this Addendum is filled out)

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ASBESTOS.** In most dwellings which were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.

**4. FEDERAL RECOMMENDATIONS.** The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.

**5. COMMUNITY POLICIES AND RULES.** You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.

**6. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident(s)**  
(All residents must sign)

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\_\_\_\_\_

**Date of Signing Addendum**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative**

\_\_\_\_\_

**Date of Signing Addendum**

\_\_\_\_\_



**LEASE CONTRACT BUY-OUT AGREEMENT**

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(street address)* in  
Saint Paul  
55119 *(zip code)*.  
*(city)*, Minnesota,

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents *(list all residents)*:

PAUL STODERL  
\_\_\_\_\_  
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**3. PURPOSE OF AGREEMENT.** The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.

**4. BUY-OUT PROCEDURES.** You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term *if all of the following occur*:

- (a) you give us written notice of buy-out at least 60 days prior to the new termination date (i.e., your new move-out date), which *(check one)*  must be the last day of a month or  may be during a month;
- (b) you specify the new termination date in the notice, i.e., the date by which you'll move out;
- (c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;
- (d) you are not in default under the Lease Contract on the new termination date (move-out date);
- (e) you move out on or before the new termination date and do not hold over;
- (f) you pay us a buy-out fee (consideration) of \$ 1500.00 ;
- (g) you pay us the amount of any concessions you received when signing the Lease Contract; and
- (h) you comply with any special provisions in paragraph 9 below.

**5. WHEN PAYABLE.** The buy-out fee in paragraph 4(f) is due and payable no later than 1 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the

entire lease term is \$ \_\_\_\_\_ and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.

**6. SHOWING UNIT TO PROSPECTIVE RESIDENTS.** After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be available immediately after your new termination date.

**7. COMPLIANCE ESSENTIAL.** Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term.

**8. MISCELLANEOUS.** If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as defined in the Lease Contract. You will continue to be liable for any damages and any sums accruing and unpaid prior to the new termination date.

**9. SPECIAL PROVISIONS.** Your right of buy-out *(check one)*  is or  is not limited to a particular fact situation. If limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will automatically void your right to buy-out of the Lease Contract. The special provisions are:

**Early Lease Termination Policy: You may terminate your lease by complying with the following: Give a 60-day written notice to vacate and pay rent through those 60 days along with paying a lease termination fee of \$1,500.00 in addition to paying back all concessions and/or special agreements received. -OR- by paying all rent monies due through the date of your lease expiration per your lease agreement.**

**Resident or Residents** *(All residents must sign)*

**Owner or Owner's Representative** *(signs below)*

**Date of Lease Contract**

September 26, 2022





### LEASE CONTRACT ADDENDUM FOR SATELLITE DISH OR ANTENNA

Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(street address)* in  
Saint Paul  
*(city)*, Minnesota, 55119 *(zip code)*.

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents *(list all residents)*:

PAUL STODERL  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. NUMBER AND SIZE.** You may install 1 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.

**4. LOCATION.** Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.

**5. SAFETY AND NON-INTERFERENCE.** Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

**6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF DWELLING.** You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window—without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.

**7. SAFETY IN INSTALLATION.** In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.

**8. MAINTENANCE.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.

**9. REMOVAL AND DAMAGES.** You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.

**10. LIABILITY INSURANCE.** You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and falls, you must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$ 100000.00, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.

**11. SECURITY DEPOSIT.** An additional security deposit of \$ 250.00 will be charged. We *[check one]*  will consider or  will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract *[check one]*  does or  does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

**12. WHEN YOU MAY BEGIN INSTALLATION.** You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

**13. MISCELLANEOUS.** If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

**14. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Must not be attached to the building or placed in any common area.**

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(signs here)*

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**Date of Lease Contract**

**September 26, 2022**

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### LEASE CONTRACT ADDENDUM FOR ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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The term of this Addendum is as follows:  
Begins on \_\_\_\_\_, \_\_\_\_\_ and  
ending on \_\_\_\_\_, \_\_\_\_\_.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. GARAGE, CARPORT, OR STORAGE UNIT.** You are entitled to exclusive possession of: (check as applicable)

- garage or carport attached to the dwelling;
- garage space number(s) 143 \_\_\_\_\_;
- carport space number(s) \_\_\_\_\_;
- and/or
- storage unit number(s) \_\_\_\_\_.

All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.

**4. SECURITY DEPOSIT.** An additional security deposit of \$ \_\_\_\_\_ will be charged for the checked areas above. We (check one)  will consider or  will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract (check one)  does or  does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 45.00. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one)  includes  does not include this additional rent.

**6. USE RESTRICTIONS.** Garage or carport may be used only for storage of operable motor vehicles unless otherwise stated in our rules or community policies. Storage units may be used only for storage of personal property. No one may sleep, cook, barbeque, or live in a garage, carport, or storage unit. Persons not listed as a resident or occupant in the Lease Contract may not use the areas covered by this addendum. No plants may be grown in such areas.

**7. NO DANGEROUS ITEMS.** Items that pose an environmental hazard or a risk to the safety or health of other residents, occupants, or neighbors in our sole judgment or that violate any government regulation may not be stored. Prohibited items include fuel (other than in a properly capped fuel tank of a vehicle or a closed briquette lighter fluid container), fireworks, rags, piles of paper, or other material that may create a fire or environmental hazard. We may remove from such areas, without prior notice, items that we believe might constitute a fire or environmental hazard. Because of carbon monoxide risks, you may not run the motor of a vehicle inside a garage unless the garage door is open to allow fumes to escape.

**8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTORS.** No smoke, fire, or carbon monoxide detectors will be furnished by us unless required by law.

**9. GARAGE DOOR OPENER.** If an enclosed garage is furnished, you  will  will not be provided with a  garage door opener and/or  garage key. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.

**10. SECURITY.** Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.

**11. INSURANCE AND LOSS/DAMAGE TO YOUR PROPERTY.** You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We are not responsible for pest control in such areas.

**12. COMPLIANCE.** As allowed by law, we may periodically open and enter garages and storerooms to ensure compliance with this addendum. In the event we enter the garage or storerooms, we will comply with the notice provisions set forth in the Lease Contract.

**13. NO LOCK CHANGES, ALTERATIONS, OR IMPROVEMENTS.** Without our prior written consent, locks on doors of garages and storage units may not be rekeyed, added, or changed, and improvements, alterations, or electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors, or doors. Any damage not caused by us or our representatives to areas covered by this addendum will be paid for by you.

**14. MOVE-OUT AND REMEDIES.** Any items remaining after you have vacated the dwelling will be removed, sold, or otherwise disposed of according to the Lease Contract, which addresses disposition or sale of property left in an abandoned or surrendered dwelling. All remedies in the Lease Contract apply to areas covered by this addendum.

**15. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(signs here)*

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**Date of Lease Contract**

**September 26, 2022**

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**COMMUNITY POLICIES, RULES AND REGULATIONS  
ADDENDUM**



*This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:*

Property Owner: G&I X Phoenix Apartments, LLC

Resident(s): PAUL STODERL

Unit No./Address: #241-215, 215 Kipling Street # 241, Saint Paul, MN 55119

Lease Date: 09/26/2022

**I. GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.**

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

**Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.**

**THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.**

**II. POOL.** This Community  **DOES;**  **DOES NOT** have a pool. When using the pool, Resident(s) agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
- All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries.
- For their safety, Residents should not swim alone.
- Pool hours are posted at the pool.
- No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
- Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
- No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
- Resident(s) must accompany their guests.
- Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

**IN CASE OF EMERGENCY DIAL 911**

**III. FITNESS CENTER.** This Community  **DOES;**  **DOES NOT** have a fitness center. When using the fitness center, Resident agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

Card # issued: (1) \_\_\_\_\_ (3) \_\_\_\_\_ (5) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_ (6) \_\_\_\_\_

- IV. **PACKAGE RELEASE.** This Community  **DOES;**  **DOES NOT** accept packages on behalf of Residents.

***For communities that do accept packages on behalf of its Residents:***

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

- V. **BUSINESS CENTER.** This Community  **DOES;**  **DOES NOT** have a business center.

Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to \_\_\_\_\_ minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.

- VI. **AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:

- Only 1 vehicle per licensed Resident is allowed.
- All vehicles must be registered at the Management office.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24 hour notice is placed on the vehicle.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.

- VII. **FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- **Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of \_\_\_\_\_ feet from any building.** Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
- **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
- Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
- No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
- Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.

- VIII. **EXTERMINATING.** Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' apartment and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. **Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:**

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.
- Remove pets or place them in bedrooms, and notify Owner of such placement.
- Remove chain locks or other types of obstruction on day of service.
- Cover fish tanks and turn off their air pumps.
- Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

**RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES**

- IX. **DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

- X. **WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.

- XI. BALCONY or PATIO.** Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- XIII. SATELLITE DISHES/ANTENNAS.** You must complete a satellite addendum and abide by its terms prior to installation or use.
- XIV. WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.
- XV. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:  
Residents may paint their home but must use Kilz brand primer to cover up prior to move-out. Walls left painted will each have a \$100 charge. Avoid getting paint on ceiling, baseboards & carpet to avoid additional charges. All apartments are inspected prior to move-in & the resident will be liable for treatment cost and expenses.  
Residents not permitted to store grills, barbeques, etc. on patio balcony or garage. No contact paper may be applied to any surface in the home. Any odor removal (cooking odors & smoking odors) costs at move out will be the responsibility of the resident to pay back. Management does not allow boats, recreational vehicles, campers, or storage trailers to be parked on the premises. These vehicles will be towed at the vehicle owners expense.

I have read, understand and agree to comply with the preceding provisions.

_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Owner Representative		_____ Date	







### LEASE ADDENDUM LIABILITY INSURANCE REQUIRED OF RESIDENT

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(street address) in*  
Saint Paul  
\_\_\_\_\_  
*(city), Minnesota,* 55119 *(zip code).*

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents *(list all residents)*:

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER.**

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 100000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.

**4. REQUIRED POLICY.**

You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 100000.00, from a carrier with an AM Best rating of A-VII

or better, licensed to do business in Minnesota. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

**5. We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.**

**6. SUBROGATION ALLOWED.** You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.

**7. YOUR INSURANCE COVERAGE.** You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.

Insurance Company: \_\_\_\_\_  
\_\_\_\_\_

**8. DEFAULT.** Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.

**9. MISCELLANEOUS.** Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

**10. SPECIAL PROVISIONS:**

In no instance, including but not limited to, the payment of rent, shall Lessee or Lessee's agents, invitees or guests, be considered an insured, as a co-insured or an additional insured or otherwise under Lessor's property or casualty insurance policies or under Lessor's self-funded risk management programs, if any. If at any time Lessee does not have insurance, Lessor has the right to 'force place' coverage and charge Lessee a fee to cover the expense for such insurance. Lessee may obtain Required Insurance from an insurance company of Lessee's choice. Resident's insurance must name property as Interested Party, as noted below: "Interested Party - The Haven of Battle Creek, notices sent 200 Winthrop St S, St Paul, MN 55119"

**I have read, understand and agree to comply with the preceding provisions.**

**Resident or Residents**  
*[All residents must sign here]*

**Owner or Owner's Representative**  
*[signs here]*

\_\_\_\_\_  
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\_\_\_\_\_  
  
**Date of Lease Contract**  
September 26, 2022





### LEASE ADDENDUM FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. REMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.**

- Remote control for gate access.** Each person who is listed as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ \_\_\_\_\_ non-refundable fee.
- Cards for gate access.** Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ \_\_\_\_\_ non-refundable fee.
- Code for gate access.** Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.

**4. DAMAGED, LOST OR UNRETURNED REMOTE CONTROLS, CARDS OR CODE CHANGES.**

- If a remote control is lost, stolen or damaged, a \$ 100.00 fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$ \_\_\_\_\_ deduction from the security deposit.
- If a card is lost, stolen or damaged, a \$ \_\_\_\_\_ fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ \_\_\_\_\_ deduction from the security deposit.
- We may change the code(s) at any time and notify you accordingly.

**5. REPORT DAMAGE OR MALFUNCTIONS.** Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.

**6. FOLLOW WRITTEN INSTRUCTIONS.** We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

**7. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE.** Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.

**8. RULES IN USING VEHICLE GATES.**

- Always approach entry and exit gates with caution and at a very slow rate of speed.
- Never stop your car where the gate can hit your vehicle as the gate opens or closes.
- Never follow another vehicle into an open gate. Always use your card to gain entry.
- Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
- Never force the gate open with your car.
- Never get out of your vehicle while the gates are opening or closing.
- If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
- Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
- If you lose your card, please contact the management office immediately.
- Do not give your card or code to anyone else.
- Do not tamper with gate or allow your occupants to tamper or play with gates.

9. **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Lost fobs will cost \$100 to replace.**  
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**Resident or Residents**  
*[All residents must sign here]*

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\_\_\_\_\_

**Owner or Owner's Representative**  
*[signs here]*

\_\_\_\_\_

**Date of Lease Contract**

**September 26, 2022**

\_\_\_\_\_





### NO-SMOKING ADDENDUM

Date: September 29, 2022  
(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the apartment community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. DEFINITION OF SMOKING.** Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

**4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED.**

All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and other provisions of the Lease Contract.

**5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY.**

Smoking is permitted only in specially designated areas outside the buildings of the apartment community. Smoking must be at least \_\_\_\_\_ feet from the buildings in the apartment community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage.

Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling  is  is not permitted.

The following outside areas of the community may be used for smoking: \_\_\_\_\_

Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests.

**6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING.**

You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the apartment community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free apartment community.

**7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS.**

You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

**8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM.**

We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the no-smoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

**9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING.**

Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.

**10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS.**

You are responsible for communicating this community's no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees.

**11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT.**

Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations.

This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.

**12. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Smoking is permitted, but any odor removal (cooking odors and smoking odors) costs at move out will be the responsibility of the resident to pay back.

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(Sign here)*

\_\_\_\_\_





### RESIDENT PARKING ADDENDUM

Date: September 29, 2022  
(when this Addendum is filled out)

**1. APARTMENT DESCRIPTION.**

Apt. No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

The term of this Parking Addendum is as follows:  
Begins on \_\_\_\_\_, \_\_\_\_\_ and  
ending on \_\_\_\_\_, \_\_\_\_\_.

**RESIDENT AND OWNER AGREE AS FOLLOWS:**

- 3. You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.
- 4. If you are provided with a parking tag or sticker it must be properly installed and displayed.
- 5. Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.
- 6. If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.
- 7. You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.
- 8. You agree to use parking spaces in accord with the terms of the Lease and Community Rules.
- 9. Any vehicles which are improperly parked or are in violation of this Addendum, the terms of the Lease or Community Rules will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

- 10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this agreement you knowingly accept the risk of parking any vehicle(s) on the property.
- 11. Any action by you, any occupant, guest, or visitor that violates this Addendum shall constitute a violation of the Lease Contract.
- 12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this Addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

**COST FOR PARKING**

Resident agrees to pay a onetime fee of \$ \_\_\_\_\_ per vehicle on or before the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. In alternative resident agrees to pay \$ \_\_\_\_\_ monthly per vehicle due on or before the \_\_\_\_\_ day of the month. If no amount is filled in parking shall be free for properly registered and authorized vehicles.

Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is \_\_\_\_\_ days delinquent in paying the required parking fee.

Resident agrees to pay \$ \_\_\_\_\_ NSF fee for all checks returned for non-sufficient funds.

**VEHICLE INFORMATION:**

**Vehicle 1**

Make: Chevy  
Model & Year: 2004  
State: MN  
License Plate: CLH 818 #14  
Permit Number: \_\_\_\_\_  
Phone Number: (651) 276-8445  
Parking Space: \_\_\_\_\_

**Vehicle 2**

Make: \_\_\_\_\_  
Model & Year: \_\_\_\_\_  
State: \_\_\_\_\_  
License Plate: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Parking Space: \_\_\_\_\_

**Vehicle 3**

Make: \_\_\_\_\_  
Model & Year: \_\_\_\_\_  
State: \_\_\_\_\_  
License Plate: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Parking Space: \_\_\_\_\_

13. SPECIAL PROVISIONS.

All vehicles parked in surface lot must have a valid parking sticker. Vehicles will be towed at the vehicle owners expense for expired plates, flat tires, leaking oil, excessive damage to car that makes it inoperable, vehicles taking up two spaces, vehicles parked in handicap and guest parking spaces. Work vehicles are to be approved by management and must be used on a consistent basis. Management has the right to tow any vehicle that is sitting in the same space for more than 14 days.

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**Resident or Residents**  
*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**

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### CRIME/DRUG FREE HOUSING ADDENDUM

**1. APARTMENT DESCRIPTION.**

Apt. No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ADDENDUM APPLICABILITY.** In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control. For purposes of this Addendum, the term "Premises" shall include the apartment, all common areas, all other apartments on the property or any common areas or other apartments on or about other property owned by or managed by the Owner. The parties hereby amend and supplement the Lease Contract as follows:

**4. CRIME/DRUG FREE HOUSING.** Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

- A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:
  - 1. Engaging in any act intended to facilitate any type of criminal activity.
  - 2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
  - 3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Minnesota and/or the Federal Controlled Substances Act.

**Resident or Residents (sign here)**

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**Owner or Owner's Representative (signs here)**

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- 4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.)
- 5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
- 6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
- 7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
- 8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.

**B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties' Lease Contract. It is understood that a single violation shall be good cause for termination of the Lease Contract. Notwithstanding the foregoing comments, Owner may terminate Resident's tenancy for any lawful reason, and by any lawful method, with or without good cause.

**5. CRIMINAL CONVICTION NOT REQUIRED.** Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.

**6. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Date of Signing Addendum**

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**Date of Signing Addendum**

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### ADDENDUM PROHIBITING SHORT-TERM SUBLETTING OR RENTAL

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
\_\_\_\_\_, Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. SHORT TERM SUBLEASE OR RENTING PROHIBITED.**

Without limiting the prohibition in the Lease on subletting, assignment, and licensing, and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting, licensing, or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites.

**4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES.**

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.

**5. VIOLATION OF LEASE AGREEMENT.**

Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time

without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

**6. REMEDY FOR VIOLATION.**

Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.

**7. RESIDENT LIABILITY.**

You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

**8. SEVERABILITY.**

If any provision of this Addendum or the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties.

**9. SPECIAL PROVISIONS.**

The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
(All residents must sign)

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**Owner or Owner's Representative**  
(Signs below)

\_\_\_\_\_  
**Date of Signing Addendum**  
\_\_\_\_\_

**PACKAGE ACCEPTANCE ADDENDUM**

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
*(street address)* in  
Saint Paul  
*(city)*, Minnesota, 55119 *(zip code)*.

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents *(list all residents)*:

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. PURPOSE OF ADDENDUM.** By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein.

**4. PACKAGE ACCEPTANCE.**

**A. Generally.** You hereby authorize us and our agent to accept, on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including but not limited to any package delivered by the U.S. Postal Service or by any private courier service or individual. You also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an adult signature prior to delivery, including but not limited to the delivery of certified or registered mail. A photo I.D. is required before any packages will be released. Packages will only be released to verified Residents or approved representatives.

**B. Limitations.** You understand and agree that we may refuse to accept any package for any reason or no reason at all.

**5. TIME LIMITATION.** Due to limited storage space, we must ask that you pick up your package as soon as possible. You also agree that we shall have no duty whatsoever to hold or store any package for more than 7 days after receipt (accordingly, you should notify the management office if you are going to be away from the apartment home and expect to be receiving a package(s)). After said time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender.

**Resident or Residents** *(All residents must sign)*

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\_\_\_\_\_  
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**6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER.**

As to any package for which we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks whatsoever associated with any loss or damage to your packages and personal property. You, your guests, family, invitees, and agents hereby waive any and all claims against us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to, claims for theft, misplacing or damaging any such package, except in the event of our or our agent's gross negligence or willful misconduct. You also agree to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any third party relating to any injury sustained relating to or arising from any package that we received on your behalf. You also agree to indemnify us and our agents and hold us harmless from any damage caused to us or our agents by any package received by us for you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be dangerous, noxious, or in the case of packaged food, spoiled, and waive any claim whatsoever resulting from such disposal.

**7. SEVERABILITY.** If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a) such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

**8. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Owner or Owner's Representative** *(Signs below)*

\_\_\_\_\_  
**Date of Signing Addendum**  
\_\_\_\_\_





### REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

PAUL STODERL

**3. EQUAL HOUSING OPPORTUNITY POLICY.** We provide rental housing on an equal opportunity basis. Consistent with this policy, we welcome persons with disabilities to our community and will not discriminate against any person because of his or her disability, or his or her association with anyone with a disability. In addition, we know that it may sometimes be necessary for persons with disabilities to be able to make modifications to their surroundings or to have accommodations made in our practices or procedures to enable them to fully enjoy and use their housing, and we have created the policy described herein to meet that need.

**4. PURPOSE OF POLICY.** A resident or applicant may be entitled under state and federal fair housing laws to a reasonable accommodation and/or reasonable modification when needed because of a disability of the resident, the applicant, and/or a person associated with a resident or applicant, such as a member of the household or frequent guest. The reasonable accommodation and/or reasonable modification must be necessary for the individual with the disability to have an equal opportunity to fully use and/or enjoy housing services offered to other residents and/or the individual dwelling unit. We will grant requests for accommodations or modifications that are reasonable and necessary because of a disability, would not impose an undue financial or administrative burden on our operations, and do not fundamentally alter the nature of services or resources we provide as part of our housing program.

**5. DEFINITIONS.**

**A. Disability.** The Federal Fair Housing Act defines a person with a disability to include: (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; or (3) individuals with a record of such an impairment.

**B. Reasonable Modifications.** A reasonable modification is a structural change made to existing premises, occupied or to be occupied, by a person with a disability, in order to afford such person full enjoyment of the premises. These are typically structural changes to interiors and exteriors of dwellings and to common and public use areas, which are necessary to accommodate a person with a disability. Depending on the nature of the request, reasonable modifications are typically granted at the expense of the person requesting them.

**C. Reasonable Accommodation.** A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common areas.

**6. REQUESTS FOR REASONABLE MODIFICATIONS.**

**A. Generally.** If you are a resident or an applicant (i) with a disability, or (ii) with someone associated with you who has a disability, you have the right to request a reasonable modification to your dwelling or the common areas, in accordance with fair housing laws, if such modifications may be necessary to allow you to have an equal opportunity to fully use and/or enjoy your dwelling.

**B. Reasonable Modification Expenses.** Expenses for reasonable modifications, and restoration expenses, if applicable, of such modifications, shall be allocated in accordance with state and federal fair housing laws.

**C. Permission Required, Evaluation of Disability.** If you would like to request a reasonable modification to your dwelling or the common areas of the community that is necessary because of a disability, you must first obtain permission from us. We prefer that you use the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance in completing this form, please let us know, and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what specific modification is being sought. In addition, if the disability or the disability-related need for the modification is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the modification; however, we will only request information necessary to evaluate your request, and all information will be kept confidential.

**D. Reasonable Assurances.** Depending on the modification requested, we may require you to provide reasonable assurances that the modification will be done in a workmanlike manner and that any required building permits will be obtained. In some cases, any third-party retained to perform the modification may also have to be approved in writing by us, and be properly licensed and insured. During and upon completion of the modification, we may inspect the work in connection with our overall property management responsibilities. We will not increase your security deposit as a result of a modification request. However, when applicable, if you fail to restore the interior of the dwelling to its original condition, excluding normal wear and tear, at the end of the tenancy, we may assess the cost of restoration against your security deposit and/or final account upon move-out.

**E. Restoration Reimbursement.** At the end of your tenancy, you may be responsible to restore the interior of your dwelling to its pre-modification condition at your expense, depending on the nature of the modification. Again, depending on the modification, we may request that you deposit sufficient funds for that restoration in an interest bearing escrow account to ensure any required restoration can be completed. Regardless of modification, you will remain responsible to pay for damage to your dwelling in excess of ordinary wear and tear.

**F. Alternative Modification.** Depending on the circumstances, we may not be able to grant the exact modification you have requested and we may ask to discuss other alternatives with you.

**7. REQUESTS FOR REASONABLE ACCOMMODATIONS.**

**A. Generally.** We will make reasonable accommodations in our rules, policies, practices, and/or services, to the extent that such accommodations may be reasonably necessary to give you, as a disabled person, an equal opportunity to fully use and enjoy your dwelling, and the public and common areas of the premises, and as otherwise required by law.

**B. Request for Accommodation, Evaluation of Disability.**

If you would like a reasonable accommodation that is necessary because of a disability, please submit a request to us, preferably using the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance completing this form please let us know and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what accommodation is being sought. In addition, if the disability is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the accommodation. We will only request information that is reasonably necessary for us to evaluate your request, and we will keep all information you provide confidential.

**C. Alternative Accommodation.** Depending on the circumstances, we may not be able to grant the exact accommodation you have requested and we may ask to discuss other alternatives with you.

**8. OWNER RESPONSIBILITY.** We will respond to all requests for a reasonable accommodation and/or modification in a timely manner. If we deny your request for a reasonable modification and/or accommodation, we will explain the reason for our denial and we will discuss with you whether there are alternative accommodations and/or modifications that we could provide that would meet your needs. We also are committed to entering into an interactive dialogue with you in relation to any request, and therefore agree to speak with you in relation to any request so that you have sufficient opportunity to provide us with any information you believe is relevant to our evaluation of your request for the modification(s) and/or accommodation(s).

**9. AMENDMENT TO POLICY.** This policy may be amended and updated at any time upon written notice to you. In addition, in the event of any conflict between this policy and/or state, local or federal law, the provisions of such law shall control.

If you have any questions about this policy, you should contact:

**Management Office**

by writing or calling:

**All requests should be made in writing and delivered to the management office.**

\_\_\_\_\_

**Resident or Residents**  
*(All resident's must sign)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative**  
*(Signs below)*

\_\_\_\_\_

**Date of Signing**

\_\_\_\_\_



### CONSTRUCTION ADDENDUM

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 241-215, 215 Kipling  
Street # 241  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*(street address)* in  
Saint Paul  
*(city)*, Minnesota, 55119 *(zip code)*.

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: September 26, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Residents *(list all residents)*:

PAUL STODERL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. PURPOSE OF ADDENDUM.** By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.

**4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY.** Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.

**5. USE OF AMENITIES AND SERVICES.** Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.

**6. NOISE AND OTHER DISTURBANCES.** Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

**7. RELEASE OF LIABILITY.** To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description: \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

Anticipated End Date: \_\_\_\_\_

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

**8. DELAY OF OCCUPANCY.** Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

**9. DISPLACEMENT.** In the event Resident must be displaced from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.

**10. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

**11. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign)*

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**Owner or Owner's Representative**  
*(signs below)*

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**Date of Signing Addendum**

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The following information states that the identified document has been signed electronically by the parties detailed below:

Signee Details	Role	Signature	Initials	Date Signed
Email ID: frogfinder@live.com	Resident			
	Manager			

**Document Information**





Document Reference Number: 2300017





Document Pages: 51

Signatures: 2  
Initials: 2

Status: Completed

Document Name: Lead Hazard Disclosure Addendum, Apartment Lease Form, Inventory and Condition Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Asbestos Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Enclosed Garage Addendum, Community Policies, Rules, & Regulations, Renter's or Liability Insurance Addendum, Remote Control, Card or Code Access Gate Addendum, No-Smoking Addendum, Parking Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Package Acceptance Addendum, Reasonable Modifications and Accommodations Policy, Construction Addendum

Signature Summary	Signature	Initials	Timestamp	Signing Status
PAUL STODERL			09/29/2022 11:26:01 AM CST	Completed
Document Started: Email Address:	09/29/2022 11:23:14 AM CST frogfinder@live.com			
Kelly Delisle			09/29/2022 11:30:59 AM CST	Completed
Document Started: Email Address:	09/29/2022 11:30:50 AM CST kdelisle@marqnet.com			

Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
PAUL STODERL	51		Completed	IP Address: 50.212.172.49 Timestamp: 09/29/2022 11:26:39 AM CST User Agent: Chrome on Windows
PAUL STODERL	51		Completed	IP Address: 50.212.172.49 Timestamp: 09/29/2022 11:26:36 AM CST User Agent: Chrome on Windows
Kelly Delisle	51		Completed	IP Address: 50.212.172.49 Timestamp: 09/29/2022 11:30:58 AM CST User Agent: Chrome on Windows
Kelly Delisle	51		Completed	IP Address: 50.212.172.49 Timestamp: 09/29/2022 11:30:57 AM CST User Agent: Chrome on Windows



# EXHIBIT

# C

## **Expert Report of Greg Myers**

### **Marquette Management's Noncompliance with Lead and Asbestos Safety Law at The Haven of Battle Creek, St. Paul, MN**

My name is Greg Myers. I have been asked by Housing Justice Center to analyze and render an opinion as to whether Marquette Management is complying with lead and asbestos safety laws in conducting renovation activities at The Haven of Battle Creek apartment complex in St. Paul, Minnesota ("Haven"). This is the report of my analysis and opinion.

#### **A. Background and Experience**

I have over thirty years of experience in environmental safety, specializing in lead and asbestos management and training. I am a Minnesota Department of Health Licensed Lead Risk Assessor (LR 284), a Lead Project Designer (LD 284), a Minnesota Department of Health Certified Asbestos Inspector (AI 2289), an Asbestos Management Planner (AM 2289), an Asbestos Designer (AD 2289), and a Certified Microbial Consultant. Attached as Exhibit A is my C.V.

A primary focus of my current work is conducting lead paint training services. I have developed lead training services for contractors and renovators to meet current accreditation for Federal Environmental Protection Agency (EPA) and Minnesota Department of Health (MDH) licenser requirements. I serve as an EPA accredited training provider for the Renovation, Repair, & Painting program, as well as a training provider for all of the MDH lead-based paint disciplines. I have conducted training for all the asbestos disciplines. I have developed training for on-site technicians required to conduct monitoring of asbestos-abatement projects. In addition to the trainings I conduct, I also design lead abatement and remediation plans, and design and manage asbestos-abatement projects and lead-based inspection/lead-risk assessments, all of which are developed to be consistent with current standards and legal requirements. I also investigate indoor air quality concerns and develop remedial design services for indoor air quality.

#### **B. Conclusion that Marquette Management Is Not Complying with Lead and Asbestos Safety Laws and Therefore Threatens the Health and Safety of Haven Residents**

Based on my expertise, experience, and review of the evidence, I have reached the following conclusion:

Marquette Management is engaged in extensive renovation activities at Haven that fail to comply with multiple state and federal laws designed to protect building residents and workers from exposure to lead and asbestos. The long-term dangers of exposure to lead paint and asbestos are well-established. Even low levels of lead paint exposure can have grievous effects on the health of children and adults, and exposure to airborne asbestos fibers substantially increases the risks of lung diseases that can take years to manifest themselves. Thus, Marquette Management's noncompliant renovation activity throughout the common areas and apartment units at Haven poses a real and continued risk to the health and safety of the tenants at Haven.

### C. Material Relied Upon in This Report

In addition to my expertise and experience, I have relied on the following material in reaching the conclusions in this report:

- Materials submitted by Marquette Management to St. Paul’s Department of Safety and Inspections (“DSI”) in support of its rent increase application disclosing renovation activity performed at Haven
- Marquette Management’s description of renovation activity in public statements
- A physical inspection of Haven on June 23, 2022, including most of the common areas and selected apartments, conducted at the invitation of Haven tenants
- Photographs and videos regarding renovation activities at Haven
- Conversations with tenants, tenant organizers, and Housing Justice Center regarding renovation activities at Haven
- Public databases regarding Haven property and federal lead paint renovator certification status

### D. Critical Lead and Asbestos Safety Laws Govern Marquette Management’s Renovation Work at Haven

**1. Lead Safety Law.** Pursuant to federal regulations, any pre-1978 residential or child occupied facility is required to follow the EPA Renovation, Repair, & Painting Program Rule (the “RRP Lead Rule”). *See* 15 U.S.C. §§ 2682, 2686; 40 C.F.R. § 745, subp. E. Passed in 2008, and effective in Minnesota and throughout the United States, its territories, and tribal lands, since April 22, 2010, the RRP Lead Rule creates obligations on the entities responsible for performing work on pre-1978 buildings, so that their renovation, repair, and painting activities are done in a manner that does not expose the occupants of the buildings to toxic lead dust—a known health threat.

The RRP Lead Rule governs residential “renovations,” defined broadly to mean “modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces,” provided that the work disturbs more than six square feet per room of interior painted surfaces or (regardless of size) involves performing window replacements or demolition of painted surface areas, 40 C.F.R. § 745.83, and the building is “target housing,” which generally means housing built prior to 1978, 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. No firm, **including property management companies**, “may perform, offer, or claim to perform” regulated renovations without certification from the EPA in residential or child-occupied facilities. 40 C.F.R. § 745.81(a)(2)(ii); <https://www.epa.gov/newsreleases/epa-affirms-building-managers-responsible-lead-based-paint-safety-requirements-when>.

If the subject building was constructed before 1978, there is a legal presumption under the RRP Lead Rule that its painted surfaces and materials contain lead. 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. In order to remove that presumption, extensive lead testing throughout the building must be performed by a certified lead assessor or a Certified Renovator using required methods. *See* 40 C.F.R. § 745.82(a); 24 C.F.R. § 35.86 (definitions for “lead-based paint free housing”).

Thus, any property management company or contractor who conducts renovation at a building constructed before 1978, and who does not have extensive testing data showing that the painted surfaces in the building are lead-safe, must fully comply with the RRP Lead Rule, including the requirements to: (1) have at least one trained “Certified Renovator” performing or directing the work, 40 C.F.R. §§ 745.81(a)(3), 745.89(d)(2), 745.90(a); (2) ensure that renovation workers are trained in a number of Lead Safe Work Practices, §§ 745.81(a)(3), 745.89(d)(1); (3) follow safe work-practice requirements before, during, and after the renovation, §§ 745.85, 745.89(d)(3); (4) provide notice to all tenants in the vicinity of the work area, §§ 745.84(a)-(b), 745.85(a)(1), 745.89(d)(3)-(4); and (5) document compliance with the safe work practice requirements, §§ 745.86(b)(6), 745.89(d)(5).

**2. Asbestos Safety Law.** As with lead safety, there are federal and state regulations that govern maintenance, renovation, or other work that may impact or disturb materials containing asbestos at residential properties such as Haven. The EPA has passed regulations governing all work where asbestos is or may be present. 40 C.F.R. §§ 61.141-.145. In addition, the federal Occupational Safety and Health Administration (OSHA) has regulations establishing standards for demolition and renovation where asbestos is or may be present. 29 C.F.R. § 1926.1101 (“OSHA Asbestos Rule”). The Minnesota Department of Health also has established its own statutes and rules related to asbestos abatement. Minn. Stat. §§ 326.70-.81; Minn. R. 4620.3000-.3724 (“Asbestos Abatement Rules”). And the Minnesota Occupational Safety and Health Administration has passed rules that govern work where asbestos may be present which reference and incorporate federal OSHA regulations, including the OSHA Asbestos Rule. Minn. R. 5205.0660, 5207.0035.

The OSHA Asbestos Rule is the broadest in scope and reach. *See* 29 C.F.R. § 1926.1101. This Rule places the affirmative burden on employers and building owners engaging in renovation to ensure that building occupants and workers are not exposed to asbestos above prescribed limits when performing work that may impact asbestos-containing materials. § 1926.1101(c)-(d), (k). The definition of “building owner” covers property management companies because they are “the legal entity . . . which exercises control over management and record keeping functions relating to a building and/or facility in which activities covered by this standard take place.” § 1926.1101(b). “Renovation” is broadly defined as “the modifying of any existing structure, or portion thereof.” § 1926.1101(b). Under the OSHA Asbestos Rule, before commencing any renovation, a building owner is required to identify any asbestos-containing or presumed asbestos-containing materials (PACM), regardless of the age of the property. § 1926(k)(1)-(2). It is well-known by those in the industry that asbestos can be found in a variety of building materials, including dry wall, popcorn ceilings, and mastic adhesives. Certain materials, including thermal system insulation, surfacing material, asphalt, and vinyl flooring are presumed to be asbestos containing if found in buildings constructed prior to 1981. § 1926.1101(b) (defining “presumed asbestos containing material”), (k)(1)(i) (vinyl flooring is also presumed asbestos-containing material); Minn. R. 5207.0035. In order to rebut the presumption that such material contains asbestos, the building owner must conduct testing using specified testing requirements. 29 C.F.R. § 1926.1101(k)(5).

When asbestos containing or presumed asbestos containing material is present in a building, prior to renovation, the OSHA Asbestos Rule sets forth a number of safety requirements for building owners and employers/contractors to (1) notify in writing or by personal communication all “[t]enants who will occupy areas containing such material,” 29 C.F.R. § 1926.1101(k)(2)(ii)(D); (2) specify engineering controls that should be utilized to minimize exposure, § 1926.1101(g); (3) specify required work practices (including isolation and containment of the work area and maintaining the proper ventilation systems) during demolition and renovation, § 1926.1101(g); (4) require worker training regarding the risks of asbestos and best practices to contain asbestos and minimize exposure, § 1926.1101(k)(9); (5) specify respiratory protection needed for working with asbestos, § 1926.1101(h); (6) establish requirements for the disposal of asbestos waste, § 1926.1101(g), (l); and (7) maintain records of notification, training, asbestos exposure testing, PACM rebuttal testing, § 1926.1101(k)(5), (n)(2), (n)(4)-(6).

Further, Minnesota’s Asbestos Abatement Rules require owners and property managers of buildings to contract with asbestos abatement contractors when conducting asbestos-related work. Minn. Stat. § 326.76. In multifamily residences, asbestos-related work includes interior or exterior renovations or repairs in excess of six square feet or ten linear feet that disturbs friable asbestos-containing material. Minn. Stat. § 326.71, subd. 4; Minn. R. 4620.3100, supb. 31. Anyone performing asbestos-related work is required to (1) install barriers to ensure asbestos containment; (2) establish a decontamination unit; (3) have a ventilation system equipped with a HEPA-filter; and (4) safely encapsulate and remove asbestos containing material. Minn. R. §§ 4620.3567-3572.

## **E. Marquette Management’s Renovation Activity at Haven Violates Lead and Asbestos Safety Laws**

Based on the foregoing legal requirements, I conclude that Marquette Management is comprehensively violating lead and asbestos safety law with its renovation at Haven. The analysis below explains why (1) Marquette Management is an entity subject to lead and asbestos safety laws; (2) Haven is legally presumed to contain lead paint and asbestos throughout the property; (3) Marquette Management has engaged in extensive renovation activities that require compliance with lead and asbestos safety laws; and (4) Marquette Management’s extensive renovations violate lead and asbestos safety law. For purposes of the analysis in this Report, I focus on the RRP Lead Rule and OSHA Asbestos Rule given their wide breadth and scope, but reserve to the right to supplement my analysis in the future with respect to other safety rules.

### **1. Marquette Management Is Subject to Lead and Asbestos Safety Laws**

Marquette Management is subject to both the RRP Lead Rule and OSHA Asbestos Rule because of its role in managing the renovation activities at Haven. In its cover email to its January 24, 2023, submission to DSI, Marquette Management represented that “[o]ver the past 21 months, ownership with **Marquette Management, Inc. handling the day-to-day property management services and oversight of the capital improvements business plan**, has invested nearly \$2.8 million in improvements.” (Exhibit B) Thus, Marquette Management is admitting responsibility for “oversight” of the extensive renovation “improvements” at Haven and is

directly subject to the RRP Lead Rule and the OSHA Asbestos Rule. As the EPA has recently stated: “[P]roperty management companies (PMCs) that perform, offer, or claim to perform regulated renovations in pre-1978 housing or child-occupied facilities are required to obtain certification from the EPA and ensure that renovations in the homes they manage are performed by certified firms and employees trained to use lead-safe work practices. . . . [The] EPA plans to hold both the PMCs and the contractors they hire responsible for compliance if the circumstances indicate that both entities performed or offered to perform renovations for compensation in target housing or child-occupied facilities.” <https://www.epa.gov/newsreleases/epa-affirms-building-managers-responsible-lead-based-paint-safety-requirements-when>. Likewise, the OSHA Asbestos Rule applies to Marquette Management as the “building owner” “which exercises control over management and record keeping functions relating to a building and/or facility in which activities covered by this standard take place.” § 1926.1101(b). And the OSHA Asbestos Rule applies to Marquette Management and its main renovation vendor DOCI Companies as the “employers” which act as “contractor[s] and subcontractor[s]” for the renovation and maintenance activities at Haven. § 1926.32(k); Minn. R. 5205.0660, 5207.0035. Finally, Minnesota’s Asbestos Abatement Rules apply to Marquette Management as a “contracting entity” “intending to have asbestos-related work . . . performed for its benefit.” Minn. Stat. § 326.76.

## **2. Haven Was Built in 1976 and Is Presumed to Contain Lead Paint and Asbestos**

Ramsey County property records and Minnesota Department of Revenue records state that Haven was constructed in 1976. <https://maps.co.ramsey.mn.us/MapRamsey/> [search “200 Winthrop Street South”]; [https://www.mndor.state.mn.us/ecrv\\_search/app/openPublicEcrvView?ecrvId=1250207&countyFinal=true&title=View+Summary+for+Completed+eCRV+ID+1250207](https://www.mndor.state.mn.us/ecrv_search/app/openPublicEcrvView?ecrvId=1250207&countyFinal=true&title=View+Summary+for+Completed+eCRV+ID+1250207). A press release announcing the purchase also identifies Haven’s construction date as 1976. <https://www.us.jll.com/en/newsroom/sale-of-phenix-apartments-in-battle-creek>.

Given that Haven is a pre-1978 building, there is a legal presumption under the RRP Lead Rule that its painted surfaces and materials contain lead. 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. To rebut that presumption, Marquette Management must conduct extensive lead testing showing negative results on affected components throughout the building performed by a certified lead assessor or Certified Renovator. *See* 40 C.F.R. §§ 745.82, 745.86(b)(1); 24 C.F.R. § 35.86 (definitions for “lead-based paint free housing”).

Given that Haven is a pre-1981 building, there is a legal presumption under the OSHA Asbestos Rule that all of its thermal system insulation, surfacing material, and vinyl flooring are “presumed asbestos containing material.” 29 C.F.R. § 1926.1101(b) (defining “presumed asbestos containing material”), (k)(1) (“vinyl flooring” is presumed asbestos containing material); Minn. R. 5207.0035. To rebut that presumption, the building owner must conduct testing using specified testing requirements. 29 C.F.R. § 1926.1101(k)(5). Common examples of asbestos containing and presumed asbestos containing materials in residential dwellings like Haven include sheet vinyl, textured ceiling spray (i.e., popcorn ceilings), certain drywall materials, and mastic adhesive.

I understand counsel at Housing Justice Center requested all the inspection and testing reports for lead-based paint and asbestos for Haven from Marquette Management on August 1, 2022. Marquette Management failed to produce any records showing that it, or its predecessors, had conducted the required testing at Haven for lead or asbestos.

Accordingly, my analysis is governed by the un rebutted legal presumption that lead paint and asbestos is present throughout Haven.

### **3. Marquette Management Has Engaged in Extensive Renovation that Requires Compliance with Lead and Asbestos Laws**

The evidence shows that Marquette Management has engaged in, and continues to engage in, wide-ranging renovation activity at Haven that requires compliance with the RRP Lead Rule and the OSHA Asbestos Rule.

Recall that the definition of “renovation” in the RRP Lead Rule and the OSHA Asbestos Rule broadly covers the “modification of any existing structure, or portion thereof,” in particular:

- “Renovation” under RRP Lead Rule: “modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces,” provided that the work disturbs more than 6 square feet of painted surface per room for interior activities or more than 20 square feet of painted surface for exterior activities or (regardless of size) involves performing window replacements or demolition of painted surface areas. 40 C.F.R. § 745.83 (definitions of “renovation” and “minor repair and maintenance activities”). Renovation expressly includes “[t]he removal, modification or repair of painted surfaces or painted components (e.g., modification of painted doors, surface restoration, window repair, surface preparation activity (such as sanding, scraping, or other such activities that may generate paint dust)); the removal of building components (e.g., walls, ceilings, plumbing, windows); weatherization projects (e.g., cutting holes in painted surfaces to install blown-in insulation or to gain access to attics, planing thresholds to install weather-stripping), and interim controls that disturb painted surfaces.” 40 C.F.R. § 745.83 (definition of “renovation”).
- “Renovation” under OSHA Asbestos Rule: “the modifying of any existing structure, or portion thereof.” 29 C.F.R. § 1926.1101(b).

What follows are several categories of mutually reinforcing evidence that Marquette Management is engaged in renovation activity at Haven that modifies existing structures, or portions thereof, thereby triggering the RRP Lead Rule and OSHA Asbestos Rule.

**Detailed Disclosure of Renovation Activity in Marquette Management’s Recent Rent Increase Application.** In its recent rent increase application to the DSI, Marquette Management included detailed summaries of its completed 2021 and 2022 Capital Improvements and planned 2023 and 2024 Capital Improvements, reproduced below. (Exhibit C, at p. 3, 5.) These summaries show the extensive nature of renovation activities at Haven since Marquette

Management has taken over the property in 2021. Renovation activities in 2021-2022 include widespread replacement and modification of existing structures throughout the common areas at Haven—including **full “upgrades” to centrally located pool, fitness center, and package room totaling \$611,284**, as well as hallway painting and door handle replacement, common area door replacements, exterior painting, siding repair, repair due to water damage, and balcony repairs. Renovation activities in 2021-2022 also include widespread replacement and modification of existing structures throughout numerous individual units, including **40 “full” “unit renovations” totaling \$735,898**, as well as 49 carpet and wood flooring replacements, 216 electrical panel replacements, and 12 patio door replacements. It also anticipates 104 “full” “unit renovations” in 2023-2024—almost half of the units at Haven.

These extensive comprehensive renovation and demolition activities in a 1976 building are exactly the type of conduct regulated by the RRP Lead Rule and OSHA Asbestos Rule, and are exactly the type of conduct that creates the greatest risk of exposing occupants to hazardous lead and asbestos particles.



**Completed 2021-2022 Capital Improvements**

Units Impacted	Notes
25	Carpet Replacement
22	Wood Flooring Replacement
2	Appliance Replacement
1	Appliance Replacement
2	Appliance Replacement
12	Blinds Replacement
4	Bathroom Fixtures
31	Tub/Shower Resurface and/or Replacement
11	A/C Wall Unit Replacement
1	Door Replacement
2	Patio Door Replacements
1	Window Replacement
216	Pool Equipment
216	Boiler Motor Replacement
216	Heat Exchanger and Pipe Replacement
216	Exterminating
2	Wood Flooring Replacement
40	Unit Renovations (Full)
10	Patio Door Replacements
216	Tuckpointing / Siding Repairs
216	Roof Repairs
216	Exterior Painting
216	Hallway Painting and Door Hardware
216	Trash Chute Door Replacements
216	Security Improvements
216	Landscaping Improvements
216	Concrete Replacement
216	Garage Re-Striping
216	Model Furnishings
216	Garage Door Replacements
216	Garage Maintenance
216	Signage
0	
216	Pool / Fitness Center / Package Room Upgrades
216	Office Supplies and Management Services
216	Common Area Door Replacements
216	Balcony Repairs
216	Sprinkler Head Replacement
216	Camera Rewiring
216	Underground Storage Tank Removal
1	Baseboard Heater Partial Replacement
216	Electrical Panel Replacement
216	Exterminating
216	Management Services

**Planned 2023-2024 Capital Improvements**

Units Impacted	Notes
20	Carpet Replacement
11	Wood Flooring Replacement
2	Appliance Replacement
10	Appliance Replacement
8	Appliance Replacement
8	Appliance Replacement
24	Blinds Replacement
26	Tub/Shower Resurface and/or Replacement
24	A/C Wall Unit Replacement
216	Trash Chute Door Replacements
216	Addition of 2 Dog Waste Stations
216	Hot Water Tank Heat Exchanger Replacement
5	Baseboard Heater Replacement
104	Unit Renovations (Full)
30	Patio Door Replacements
216	Exterior Lighting Upgrades
216	Hallway Ventilation Repairs and Painting
216	Landscaping Improvements
216	Concrete Repairs
114	Asphalt Repairs (215 Building)
216	Network Boards / Directory System Replacement
216	Garage Exhaust Repairs
216	Elevator Cab Improvements
2	Window Replacement
216	Galvanized Pipe Replacements
216	Exterior Garage Cameras Installation
216	Boiler Replacement
216	Management Services

**Marquette Management’s Scope of Renovation Summary.** On August 11, 2022, counsel for Marquette Management provided Housing Justice Center the following one-page document summarizing the extensive scope of interior demolition and renovation for Haven—most of which fall within renovation activities regulated by the RRP Lead Rule and the OSHA Asbestos Rule:

**The Haven of Battle Creek classic to full interior renovation scope.**

**Demo:**

- Remove - Counters, cabinets, mirrors in the bathrooms, blinds, and door hardware.
- Remove all slab doors and sliding doors/Bi fold doors
- Remove appliances
- Remove toilet for floor install.
- Dispose of all demoed items to the dumpster outside provided by the property.

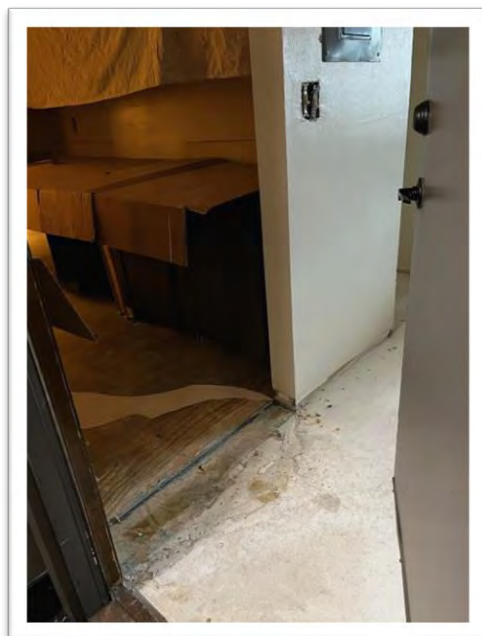
**Install:**

- Paint – Ceilings, walls, doors, and trim.
- Provide and install cabinets and black cabinet pulls.
- Install – Laminate counter (sink will be provided) in the kitchen and cultured marble vanity in bathrooms with sink (White)
- Install appliances
- Install slab doors and sliding doors/bi fold doors
- Install –bath accessories, update light fixture, update digital thermostat, USB outlet, blinds, and door hardware.
- Install – framed mirrors
- Reinstall toilet after floor install.
- Install flooring and carpet (Carpet color Shaw Spellbound Pz040 Flannel Gray 713
- 1<sup>st</sup> floors Faux wood vinyl trough out carpet in bedrooms only
- 2<sup>nd</sup> floors faux wood vinyl kitchen bathrooms, dining area and entry rest carpet.
- 3<sup>rd</sup> floor floors faux wood vinyl kitchen bathrooms, dining area and entry rest carpet.

**Marquette Management’s Public Advertisements Regarding Renovation at Haven,** Marquette Management promotes Haven on its own website as “undergoing extensive renovations” that “will feature updates to the leasing office, fitness center, large indoor pool, package room,” and “offer select homes with granite countertops, stainless steel appliances, espresso colored cabinetry, wood style flooring and spacious closets.” <https://www.havenofbattlecreek.com/>. Further, as shown in the photographs below of advertisements in the Haven lobby at the 200 Winthrop Street entrance, Marquette Management admits that it is engaged in renovation activities creating a “brand new renovation style” that includes “renovated 1, 2 & 3 bedroom layouts,” “wood plank flooring,” “slate appliance package,” “oversized closets,” “large sliding glass patio doors,” a new “year-round pool,” “renovated 24 hour fitness center,” and a “redesigned clubhouse.”



**Photograph of Haven apartment unit undergoing renovation.** I also reviewed a photo that I understand was taken by a tenant organizer showing active renovation in a Haven unit on or about June 15, 2022:

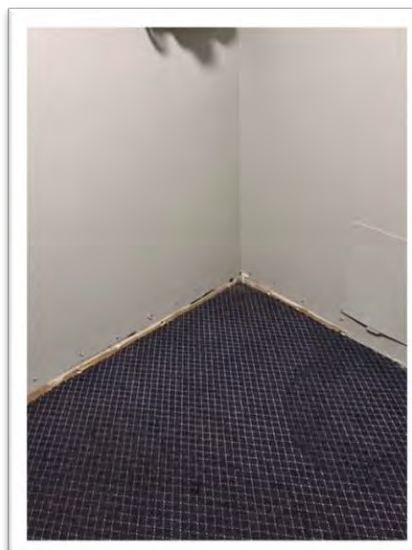
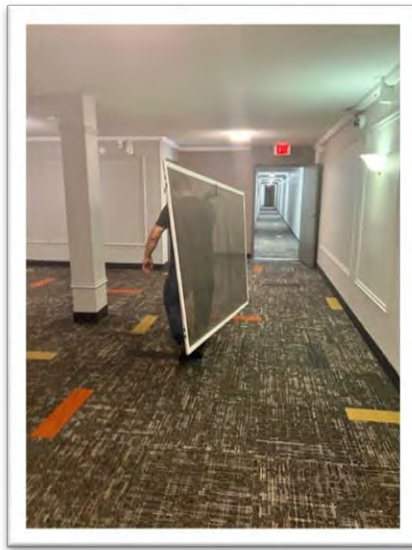
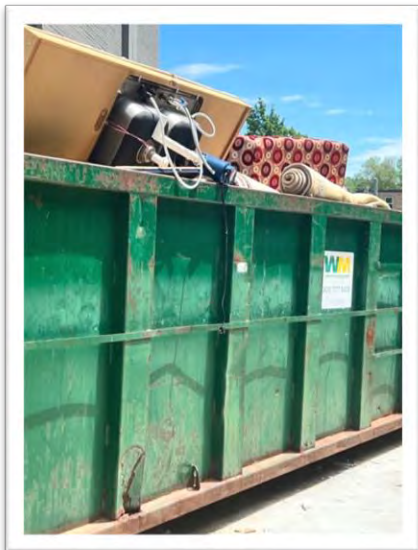


Even this limited snapshot of in-unit renovation confirms that the renovation activity at Haven was of the kind that triggers the RRP Lead Rule and the OSHA Asbestos Rule: Sheet vinyl has been removed from the floor of the closet—sheet vinyl being a presumed asbestos containing material. Painted baseboards have been removed, thereby disturbing presumed lead-based paint on the baseboards and the walls to which they are attached. A threshold has been removed, thereby disturbing presumed lead-based paint on the threshold and potentially presumed asbestos containing material underneath it.

**Inspection of renovation activity at Haven in June 2022.** During my tour of Haven on June 23, 2022, I was able to inspect most common areas and selected apartments at the invitation of tenants, and witnessed considerable evidence of renovation activity including:

- visible drywall dust and pieces of wood and insulation by unit entry doors in multiple locations, evidencing active renovation within the units
- an unmasked construction worker walking through the hallway carrying a renovation item
- floorboards removed from hallway walls, with painted hallway surfaces disturbed in excess of six square feet
- demolition debris overflowing in open construction dumpster contaminated with presumed lead-based paint or asbestos containing material
- a suspect asbestos containing sink deadener in the open construction dumpster
- multiple areas where popcorn ceiling texture spray, a presumed asbestos containing material, had been disturbed
- repaired painted surfaces within dwelling units that had non-emergency water damage exceeding six square feet
- recent renovation of pool area and exercise room

**Other photographs of renovation activities at Haven.** Housing Justice Center also took photographs of renovation activities at Haven during and after my on-site visit, several included here and in the discussion of DOCI Companies renovation activities below. The following photos show an open construction dumpster at Haven with demolition material, including a sink with suspect asbestos containing liner; a renovation worker carrying a screen through a recently renovated common area; a repair being made to a popcorn ceiling spray containing presumed asbestos containing material; a stairwell wall with baseboard removed; wood chips and bent hardware on the floor of a Haven elevator; drywall dust on floor outside apartment being renovated.



#### 4. Marquette Management's Renovation Has Failed to Comply with Lead and Asbestos Safety Law

There is no evidence that Marquette Management has complied with lead and asbestos safety law over the two years that it has been engaged in extensive renovation activity at Haven. Just the opposite, Marquette Management appears to have comprehensively violated those laws.

**Lead Safety Law.** First, there is no evidence that Marquette Management has obtained the proper licensing and certification to perform renovation work under the RRP Lead Rule.

On August 1, 2022, Housing Justice Center requested all records relating to licensing and certification related to renovation activity. In response, Marquette Management produced records related to pest extermination licensure, but failed to provide any records that demonstrated Marquette Management or its construction personnel had the proper licensing and certification to perform renovation work under the RRP Lead Rule.

I have also checked all available EPA renovator certification databases and have found no record that Marquette Management is an RRP Certified Renovation Firm. Nor is there any record that the company Marquette Management appears to have contracted with to perform renovation at Haven—DOCI Companies—is an RRP Certified Renovation Firm.

With respect to DOCI, Marquette Management's submissions to DSI detailing its 2021 and 2022 capital improvements show that it largely relied on DOCI to perform the renovation labor at Haven—all of which DOCI conducted without required RRP certification (or asbestos certification and licensure). (Exhibit D.) For example, as shown in the two sets of general ledger entries below, DOCI performed tens of thousands of dollars of renovation labor on May 27, 2022 and October 3, 2022 (Exhibit D, at p. 11, 16):

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202214	22416	13,705.00	0.00	258,559.22	U=332-200 U =332-200: Labor
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202214	22416	1,143.42	0.00	259,702.64	U=332-200 U =332-200: Labor: Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202215	22417	10,676.89	0.00	270,379.53	U=109-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202215	22417	10,771.39	0.00	281,150.92	U=309-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202216	22418	13,705.55	0.00	294,856.47	U=216-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202216	22418	848.17	0.00	295,704.64	U=216-200 :rehab install- Cont
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	550.50	0.00	296,255.14	U=436-215 U =436-215:436-215: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	482.50	0.00	296,737.64	U=332-200 U =332-200:332-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	198.00	0.00	296,935.64	U=109-200 U =109-200:109-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	233.00	0.00	297,168.64	U=309-200 U =309-200:309-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	148.50	0.00	297,317.14	U=216-200 U =216-200:216-200: Add Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226718	23112	7,753.16	0.00	455,020.64	U=353-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	507.00	0.00	455,527.64	U=322-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	775.00	0.00	456,302.64	U=322-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	6,695.45	0.00	462,998.09	U=322-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	507.00	0.00	463,505.09	U=469-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	775.00	0.00	464,280.09	U=469-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	6,695.45	0.00	470,975.54	U=469-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	930.00	0.00	471,905.54	U=204-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	775.00	0.00	472,680.54	U=204-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	10,095.96	0.00	482,776.50	U=204-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	930.00	0.00	483,706.50	U=304-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	775.00	0.00	484,481.50	U=304-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	10,095.96	0.00	494,577.46	U=304-200 :Labor

Below are photographs taken by Housing Justice Center on September 9, 2022 showing a DOCI van at the Haven property, new fixtures recently unloaded from the DOCI van inside Haven, and several workers associated with DOCI moving the new fixtures into a storage room at Haven:



Second, there is no evidence that Marquette Management or DOCI followed any of the Lead Safe Work Practices under the RRP Lead Rule, or that it had properly notified Haven tenants or properly trained workers ahead of renovation. My own inspection of the site in June shows that Marquette Management was not complying with any Lead Safe Work Practices. Thus, Marquette Management failed to follow these and other Lead Safe Work Practices:

- protect occupants by posting signs warning occupants to stay outside the work area;
- isolate the work area so that no dust or debris leaves the work area while the work is being performed;
- remove all furniture, rugs, and window coverings, or covering them all with plastic sheeting with the seams taped;
- close and/or cover all HVAC ducts, windows, and doors;
- cover the floor surface, including carpet, with taped-down plastic sheeting in the work area and at least 6 feet beyond the perimeter where the work is being performed;
- not use power tools unless they are equipped with a HEPA vacuum attachment to collect dust and debris;
- clean the work area using specific practices identified in the regulations;
- have a Certified Renovator perform a visual inspection after cleaning to verify whether dust, debris, or residue is still present; and
- ensure waste is removed and disposed of in a manner that prevents the release of dust and debris.

Finally, the RRP Lead Rule requires Marquette Management and its renovation vendors to keep all documentation for each project for a period of three years following the completion of the renovation. 40 C.F.R. § 745.86. Creating and retaining documentation of work covered by the RRP Lead Rule is important because the harms of lead exposure may not appear immediately. The required documentation must include proof that:

- at least one Certified Renovator is assigned to the project;
- the company performing the work is a certified firm, including any sub-contractors;
- all staff doing work from the same company must have Lead Safe Work Practices training signed off by a Certified Renovator for that company;
- Lead Safe Work Practices were followed; and
- the project was properly cleaned upon completion.

On August 1, 2022, Housing Justice Center requested written confirmation that Marquette Management had retained all compliance documentation required by lead-based paint laws. Marquette Management produced no such confirmation and no documentation that it complied with any of the above mandates, thus showing comprehensive violation of the RRP Lead Rule.

**Asbestos Safety Law.** There are also clear violations of asbestos safety law by Marquette Management at Haven.

Marquette Management has produced no evidence that it, or the construction companies contracted to perform renovation at Haven, have complied with the OSHA Asbestos Rule or the Minnesota Asbestos Abatement Rules, and my own inspection of Haven in June shows that Marquette Management has not complied with these mandatory practices. For one, DOCI, whom Marquette Management relied on to perform a substantial amount of renovation labor at Haven (see Exhibit D), appears to have performed its work without the required asbestos certification, licensure, and training. Minn. Stat. §§ 326.72-.73; 29 C.F.R. § 1926.1101(k)(9). In addition,



there is no evidence that Marquette Management or its contractors installed the necessary work barriers, used a HEPA-filter equipped ventilation system, or properly contained and disposed of asbestos-containing materials. 29 C.F.R. § 1926.1101(g), (h), (l); Minn. R. §§ 4620.3567-.3572.

Moreover, employers are required to keep records of their asbestos exposure measurements for 30 years. 29 C.F.R. § 1926.1101(n)(2); *see also* Minn. R. 4620.3440. Property managers and owners are required to keep records of mandated asbestos notifications to building occupants indefinitely, § 1926.1101(n)(6), in addition to any documentation that may demonstrate presumed asbestos containing material is not asbestos containing, § 1926.1101(n)(5).

On August 1, 2022, Housing Justice Center requested written confirmation that Marquette Management had retained all compliance documentation required by asbestos safety laws. Again, Marquette Management provided no such confirmation and produced no documentation showing compliance with asbestos safety laws.

Under Minn. Stat. § 358.116, I declare under penalty of perjury that everything I have stated in this report is true and correct to the best of my knowledge.

Signed in Kanabec County, Minnesota  
February 28, 2023

*s/Greg Myers*

Greg Myers

# MYERS REPORT EXHIBIT A

# Midwest Environmental Consulting, L.L.C.

## GREG A. MYERS

### DIRECTOR, ENVIRONMENTAL SERVICES SPECIALIZING IN LEAD AND ASBESTOS MANAGEMENT/TRAINING

Mr. Myers has over twenty five years experience in environmental service delivery. He developed some of the earlier training for on-site technicians required to conduct monitoring of asbestos abatement projects. He has developed lead training services to meet current accreditation for EPA and Minnesota Department of Health licensor requirements. He also serves as training manager and one of the lead instructors. He developed and established a regional environmental service center in southern Minnesota before becoming an operations manager responsible for quality control and expansion service for eight regional profit centers. Mr. Myers was also responsible for the developing and expanding of lead risk assessment services for construction and residential contamination. His strongest skills lie in developing services that reflect current standards, implementing them into present-day practices, designing and managing asbestos abatement projects, designing lead assessment and remediation plans, investigating and developing remediation plans for indoor-air-quality concerns, project management for microbial contamination remediation, and delivering training.

### PROFESSIONAL EXPERIENCE

- **Director/ Owner, Environmental Services, Midwest Environmental Consulting.** Responsible for training management, training instruction, market development, project design, contract negotiation, administration and maintaining a financial profit center. Develop risk assessments for asbestos, indoor-air-quality, and lead, including remedial design and developing lead and OSHA-certified training programs and presentations, including MDH Lead Abatement Training for Supervisors Workers (initial and refresher courses), Lead Inspector, Lead Risk Assessor (initial and refresher courses), Lead Planner/Project Designer (initial and refresher classes) and EPA Lead Renovation, Repair & Painting/Certified Renovator (Initial & Refresher) and EPA Dust Sampling Technician . Conduct investigations of indoor-air-quality and remediation design in commercial, public and private properties. Mr. Myers has conducted lead inspections and risk assessments for single family dwellings, some of the largest school districts in Minnesota and Wisconsin and for industrial, office and warehouse complexes. Mr. Myers helped develop an Operation and Maintenance Plan for the IDS Tower and for multiple school districts. Mr. Myers has designed lead hazard reduction projects for single family dwellings to industrial clean up projects. Communicate with analytical service delivery systems in formulating data results. Provide information that will give occupants and workers guidance regarding occupational exposure and remedial safeguards. Training Manager June 1995 - present.

- **Instructor, Mayhew Environmental Training Associates (META).** Provide EPA- and Minnesota-approved training for asbestos-related courses, including Asbestos Supervisor, Worker, Inspector/Management Planner and Project Designer (Initial and Refresher courses). 1995 - 2001.
- **Instructor, Midwest Center for Occupational Health and Safety.** Taught "Lead Inspector Training and Lead Abatement Supervisor and Contractor Training" course to sampling technicians, workers, contractors, and other environmental professionals. 1994-1996.
- **Instructor, Aerostat Environmental Training Services.** Provide training segments for Asbestos Project Designer and Asbestos Supervisor Training.
- **Director Lead/Construction, Institute for Environmental Assessment.** Develop service delivery for lead remediation, lead-based paint inspections and risk assessments, training program for state licenser for Lead Abatement Supervisor, Contractor, project design for lead-related work practices, and training of workers. October 1994 - June 1995.
- **Vice President of Operations, Institute for Environmental Assessment.** Supervise and coordinate activities of eight regional offices and respond to directives of the corporation. Responsible for the performance of regional office managers and staff, quality control, review of financial planning and project development. Train new staff and assist corporate office with training of EPA- and Minnesota-approved courses. September 1991 - October 1994.
- **Director, Mankato Regional Office, Institute for Environmental Assessment.** Market services to southern Minnesota. Develop and maintain a profit center. Supervise and coordinate activities and staff within the regional office. Develop and manage asbestos abatement projects. Establish new services to meet the needs of clients. Provide training for EPA certified asbestos programs. October 1989 - September 1991.
- **Implementation Director of Field Services, Institute of Environmental Assessment.** Responsible for coordination of asbestos abatement projects, equipment, training of staff, quality control, monitoring of projects, inspections and project development. October 1987 - October 1989.
- **Police Officer, 1976 - 1987, Jordan, Minnesota.** Responsible for crime prevention, patrol activities, criminal investigations, community outreach.

## EDUCATION

- Associate of Arts Degree (Law Enforcement), Alexandria Technical College, 1976.

## SPECIALIZED TRAINING

- "Certified Microbial Consultant," American IAQ Council, Phoenix, AZ, November 2002
- "Lead Project Designer," Midwest Environmental Consulting, L.L.C., Cambridge, MN, May 2001
- "Train the Trainer," Lead Sampling Technician, HUD, Chicago, IL, September, 2000.
- "Lead Risk Assessment," Midwest Center for Occupational Health and Safety, St. Paul, MN, April 1997.
- "Train the Trainer," META, Lawrence, KS, January 1997.
- "Nebraska Laws and Rules Governing Asbestos Project Course," META, Lawrence, KS, January 1997.
- "Texas Law and Regulations (Asbestos) -- Three-Hour Annual Course," META, Lawrence, KS, January 1997.
- "Louisiana Asbestos Regulations," META, Lawrence, KS, January 1997.
- "Missouri State Asbestos Exam for Supervisors," META, Lawrence, KS, January 1997.
- "Train the Trainer: A Guide to Voluntary Compliance in Safety and Health (OSHA 501)," Great Lake OSHA Training Consortium, St. Paul, MN, September 1996.
- "Lead Abatement Supervisor/Contractor," Midwest Center for Occupational Health and Safety, St. Paul, MN, February 1994.
- "Lead Inspector Training," Midwest Center for Occupational Health and Safety, St. Paul, MN, February 1994.
- "Asbestos Abatement Contractor/Supervisor Training," Aerostat, Duluth, MN, September 1989.
- "Asbestos Project Design," Aerostat, Superior, WI, September 1989.
- "NIOSH 582 Training," Midwest Center for Occupational Health and Safety, St. Paul, MN, January 1989.

- "Asbestos Inspector/Management Planner," Tuft's University, Boston, MA, January 1988.
- Train the Trainer: Alexandria Area Technical College, Alexandria, MN, Use and Application of the PR-24 Police Baton, 1977
- "Strategies for Conducting Meaningful Microbial IAQ Investigations," American Indoor Air Quality Council, Phoenix, AZ, 2001
- "Mold and Healthy Home Training Course," Hometest, Minneapolis, MN, 2001
- Refresher training courses are taken annually to remain current on applicable courses.

### **PROFESSIONAL AFFILIATIONS**

National Institute of Building Science  
Lead Directive Advisory Committee  
American IAQ Council  
The Lead and Environmental Hazards Association

# MYERS REPORT EXHIBIT B

**Ferkinhoff, Lynne (CI-StPaul)**

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**From:** Cheron Eich <CEich@marqnet.com>  
**Sent:** Tuesday, January 24, 2023 11:59 AM  
**To:** Rent-Stabilization (CI-StPaul)  
**Cc:** Cheron Eich  
**Subject:** RE: Exception Request for Rent Increase Received - Action Required - Property Address: 200 Winthrop St. S., St. Paul, MN

**Attachments:** Landlord MNOI - Cap Improvement Worksheet 2023 - Final.pdf; Landlord MNOI - Cap Improvement Worksheet 2023.xlsx; Page 6 - VIII - Income and Operating Expense.pdf; Page 7 - IX - Operating Expenses.pdf; Page 11 - XII - Interest Allowance.pdf; Page 14 - XV - Planned Capital Improvements.pdf; Page 15 - XVI - Net Operating Income.pdf; Supplemental - Capital - Current Year - Detail.pdf; Supplemental - Capital - Prior Year - Detail.pdf; Supplemental - Capital - Prior Year - Summary.pdf; Supplemental - Financials - Base Year.pdf; Supplemental - Financials - Current Year.pdf; Supplemental - Rent Roll - Base Year.pdf; Supplemental - Rent Roll - Current Year.pdf

Please see attached for The Haven of Battle Creek's submission of the Landlord Worksheet for a Rent Increase using Fair Return Standard utilizing the Maintenance of Net Operating Income (MNOI).

The current ownership group (G&I X Phoenix Apartments, LLC) purchased the property (previously known as Phoenix Apartments) on May 17, 2021. Over the past 21 months, ownership with Marquette Management, Inc. handling the day-to-day property management services and oversight of the capital improvements business plan, has invested nearly \$2.8 million in improvements to the property to bring the significantly under-managed and under-maintained property up to the institutional standard expected of both the ownership group and management company.

The rent control ordinance has severely impacted our ability to recapture any standard acceptable return on our investment, along with impacting our ability to cover the rising property expenses – some of which are uncontrollable given the drastic increase in utility rates (mainly gas), rising property insurance and real estate taxes costs, along with the current interest rate environment which has also negatively impacted our monthly debt service expense.

It is ownership's goal to continue with the initial business plan that was created prior to our purchase of the property, both to increase the standard of living for both the current resident base and future residents to come (which were severely neglected by prior ownership), as well as improve the property's standing within the Battle Creek neighborhood and Saint Paul. To continue our intended plan, we need assistance in the approval for rental increases using the fair return standard supplied within the materials attached.

We welcome the opportunity to answer any questions related to the submission and are also more than willing to set up an in-person meeting with your department and representatives handling the submission to present the information provided herein.

Please note that the base year was related to a period prior to our ownership, and we only had so much information available from the previous ownership group for the comparison; however, we have included what was provided to us as it relates to the financial statement and rent roll. In addition, we have provided various supplemental information as it relates to our current year operations and have created the following PDF documents (and supplemental documents that the information was derived from) that align with the various sections within the MNOI document. There is also a Microsoft Excel workbook that follows the same methodology, with specific callouts to identify which items are included from the base year and current year financial statements.

Thank you for your consideration.





## Cheron Eich, CAM

Regional Manager | As Agent For Owner

**P:** 630-320-0557

**A:** 135 Water Street, 4th Floor | Naperville, IL 60540

[www.marquettemanagement.com](http://www.marquettemanagement.com) |

[www.marquettecompanies.com](http://www.marquettecompanies.com)

**From:** Rent-Stabilization (CI-StPaul) <Rent-Stabilization@ci.stpaul.mn.us>

**Sent:** Monday, January 2, 2023 5:39 PM

**To:** Cheron Eich <CEich@marqnet.com>

**Subject:** Exception Request for Rent Increase Received - Action Required - Property Address: 200 Winthrop St. S., St. Paul, MN

[EXTERNAL EMAIL]

Thank you for submitting your Request for the Just Cause Vacancy Exception. Your application is not yet complete.

### More Action Needed

To consider your application, the City needs a copy of the documentation which demonstrates your Just Cause Vacancy. The [DSI Rules Rent Stabilization | Saint Paul Minnesota \(stpaul.gov\)](https://stpaul.gov) provide guidelines of what documentation staff is looking for, but there is not a standard set of documents to be provided.

Please submit any and all evidence that is directly linked to the Just Cause Vacancy provision selected in your application. Staff is only interested in reviewing the clauses of the Rental Agreement which are relevant to the specific Just Cause provision you are applying for and the entire lease agreement should not be provided.

### To submit the documentation, simply reply to this email and attach the chosen evidence.

Once your documents are submitted, City staff will review the information to make a determination on your exception request. If staff believes there is missing information, we will reach out via email or phone. We will do our best to communicate the current wait time. The ordinance requires City approval prior to an increase above 3%, so landlords cannot raise rent before receiving an approved determination from the City.

If you do not submit the documentation requested within 60 days, your application will be considered closed and will not be considered.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Thank you,

Rent Stabilization Workgroup

[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)

651-266-8553

# MYERS REPORT EXHIBIT C

Page 11 - XII Interest Allowance

2019 - Capital (Base Year)

6.51%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2019	Unknown	216	319,827.15	6.51%	7.50	85,256.06	405,083.21	54,011.09	4,500.92	20.84

2022 - Capital (Current Year)

8.15%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2021/22	Carpet Replacement	25	32,061.27	8.15%	5	7,082.19	39,143.46	7,828.69	652.39	26.10
2021/22	Wood Flooring Replacement	22	31,410.50	8.15%	5	6,938.44	38,348.94	7,669.79	639.15	29.05
2022	Appliance Replacement	2	1,756.27	8.15%	5	387.95	2,144.22	428.84	35.74	17.87
2021	Appliance Replacement	1	603.02	8.15%	5	133.20	736.22	147.24	12.27	12.27
2021/22	Appliance Replacement	2	2,134.96	8.15%	5	471.60	2,606.56	521.31	43.44	21.72
2021/22	Blinds Replacement	12	2,768.08	8.15%	5	611.46	3,379.54	675.91	56.33	4.69
2021	Bathroom Fixtures	4	1,186.79	8.15%	5	262.16	1,448.95	289.79	24.15	6.04
2021/22	Tub/Shower Resurface and/or Replacement	31	14,238.39	8.15%	5	3,145.20	17,383.59	3,476.72	289.73	9.35
2021/22	A/C Wall Unit Replacement	11	10,129.89	8.15%	10	4,715.06	14,844.95	1,484.49	123.71	11.25
2021	Door Replacement	1	850.97	8.15%	5	187.98	1,038.95	207.79	17.32	17.32
2022	Patio Door Replacements	2	1,141.80	8.15%	5	252.22	1,394.02	278.80	23.23	11.62
2022	Window Replacement	1	368.38	8.15%	5	81.37	449.75	89.95	7.50	7.50
2022	Pool Equipment	216	1,016.62	8.15%	5	224.57	1,241.19	248.24	20.69	0.10
2022	Boiler Motor Replacement	216	4,163.85	8.15%	10	1,938.10	6,101.95	610.20	50.85	0.24
2022	Heat Exchanger and Pipe Replacement	216	4,527.45	8.15%	10	2,107.35	6,634.80	663.48	55.29	0.26
2022	Exterminating	216	7,516.25	8.15%	5	1,660.31	9,176.56	1,835.31	152.94	0.71
2021	Wood Flooring Replacement	2	1,500.00	8.15%	5	331.34	1,831.34	366.27	30.52	15.26
2021/22	Unit Renovations (Full)	40	735,897.86	8.15%	5	162,556.51	898,454.37	179,690.87	14,974.24	374.36
2022	Patio Door Replacements	10	19,370.00	8.15%	5	4,278.75	23,648.75	4,729.75	394.15	39.41
2021	Tuckpointing / Siding Repairs	216	18,533.00	8.15%	10	8,626.37	27,159.37	2,715.94	226.33	1.05
2021/22	Roof Repairs	216	398,660.68	8.15%	10	185,560.51	584,221.19	58,422.12	4,868.51	22.54
2021/22	Exterior Painting	216	30,429.94	8.15%	5	6,721.84	37,151.78	7,430.36	619.20	2.87
2022	Hallway Painting and Door Hardware	216	112,322.81	8.15%	5	24,811.60	137,134.41	27,426.88	2,285.57	10.58
2021	Trash Chute Door Replacements	216	5,843.17	8.15%	10	2,719.76	8,562.93	856.29	71.36	0.33
2022	Security Improvements	216	1,250.00	8.15%	10	581.82	1,831.82	183.18	15.27	0.07
2022	Landscaping Improvements	216	35,395.12	8.15%	10	16,475.00	51,870.12	5,187.01	432.25	2.00
2021	Concrete Replacement	216	22,582.00	8.15%	10	10,511.01	33,093.01	3,309.30	275.78	1.28
2022	Garage Re-Striping	216	2,675.00	8.15%	10	1,245.10	3,920.10	392.01	32.67	0.15
2021	Model Furnishings	216	4,599.81	8.15%	5	1,016.08	5,615.89	1,123.18	93.60	0.43
2022	Garage Door Replacements	216	11,490.00	8.15%	10	5,348.13	16,838.13	1,683.81	140.32	0.65
2021/22	Garage Maintenance	216	126,890.78	8.15%	10	59,062.55	185,953.33	18,595.33	1,549.61	7.17
2021	Signage	216	1,916.38	8.15%	5	423.32	2,339.70	467.94	38.99	0.18
2021/22	Pool / Fitness Center / Package Room Upgrades	216	611,284.02	8.15%	10	284,528.11	895,812.13	89,581.21	7,465.10	34.56
2021/22	Office Supplies and Management Services	216	49,798.70	8.15%	5	11,000.31	60,799.01	12,159.80	1,013.32	4.69
2021	Common Area Door Replacements	216	57,130.00	8.15%	5	12,619.76	69,749.76	13,949.95	1,162.50	5.38
2021	Balcony Repairs	216	106,886.62	8.15%	10	49,751.42	156,638.04	15,663.80	1,305.32	6.04
2022	Sprinkler Head Replacement	216	1,350.00	8.15%	10	628.37	1,978.37	197.84	16.49	0.08
2021/22	Camera Rewiring	216	15,600.00	8.15%	10	7,261.17	22,861.17	2,286.12	190.51	0.88
2021	Underground Storage Tank Removal	216	44,410.00	8.15%	10	20,671.07	65,081.07	6,508.11	542.34	2.51
2022	Baseboard Heater Partial Replacement	1	405.00	8.15%	10	188.51	593.51	59.35	4.95	4.95
2021/22	Electrical Panel Replacement	216	127,217.07	8.15%	10	59,214.43	186,431.50	18,643.15	1,553.60	7.19
2022	Exterminating	216	8,547.05	8.15%	5	1,888.00	10,435.05	2,087.01	173.92	0.81
2021/22	Management Services	216	127,886.92	8.15%	5	28,249.64	156,136.56	31,227.31	2,602.28	12.05
<b>Total</b>		<b>216</b>	<b>2,795,746.42</b>			<b>996,469.64</b>	<b>3,792,216.06</b>	<b>531,400.46</b>	<b>44,283.37</b>	<b>205.02</b>

Week	U.S. 30 yr FRM	U.S. 15 yr FRM	U.S. 5/1 ARM	U.S. 30 yr FRM spread
12/27/2018	4.55	0.50	4.01	0.40
1/3/2019	4.51	0.50	3.99	0.40

Date	30-Yr FRM	Rate Change	15-Yr FRM	Rate Change
January 19, 2023	6.15%	-0.18%	5.28%	-0.24%
January 12, 2023	6.33%	-0.15%	5.52%	-0.21%
January 05, 2023	6.48%	+6.48%	5.73%	+5.73%

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2019 - Capital (Base Year)

	2019	Units Impacted	Notes	Amortization Period (Yrs)
TOTAL PROPERTY CAP IMPROVEMENTS	0.00			
TOTAL PROPERTY REHAB	0.00			
615 Capital Improvements	319,827.15			

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2021 - Capital (Prior Year)

2022 - Capital (Current Year)

2021/22 - Capital (Prior/Current Year)

Account Number	Account Name	2021 Total	Units Impacted	Notes	2022 Total	Units Impacted	Notes	2021/22 Total	Units Impacted	Notes	Amortization Period (Yrs)
7500-0003	CAPITAL IMPROVEMENTS-PROPERTY										
7500-0010	C/I - CARPET	21,824.08	17	Carpet Replacement	10,237.19	8	Carpet Replacement	32,061	25	Carpet Replacement	5
7500-0023	C/I - WOOD FLOORING	12,346.60	13	Wood Flooring Replacement	19,063.90	9	Wood Flooring Replacement	31,411	22	Wood Flooring Replacement	5
7500-0025	C/I - REFRIGERATORS	0.00			1,756.27	2	Appliance Replacement	1,756	2	Appliance Replacement	5
7500-0030	C/I - STOVES	603.02	1	Appliance Replacement	0.00			603	1	Appliance Replacement	5
7500-0040	C/I - DISHWASHERS	1,152.09	1	Appliance Replacement	982.87	1	Appliance Replacement	2,135	2	Appliance Replacement	5
7500-0080	C/I - BLINDS	1,165.55	4	Blinds Replacement	1,602.53	8	Blinds Replacement	2,768	12	Blinds Replacement	5
7500-0110	C/I - BATHROOM FIXTURES	1,186.79	4	Bathroom Fixtures	0.00			1,187	4	Bathroom Fixtures	5
7500-0115	C/I - TUB & SHOWERS	8,282.21	15	Tub/Shower Resurface and/or Replacement	5,956.18	16	Tub/Shower Resurface and/or Replacement	14,238	31	Tub/Shower Resurface and/or Replacement	5
7500-0123	C/I - UNIT HVAC REPLACEMENT	5,335.88	8	A/C Wall Unit Replacement	4,794.01	3	A/C Wall Unit Replacement	10,130	11	A/C Wall Unit Replacement	5
7500-0125	C/I - INTERIOR APT DOORS	850.97	1	Door Replacement	0.00			851	1	Door Replacement	10
7500-0135	C/I - PATIO DOORS & SCREENS	0.00			1,141.80	2	Patio Door Replacements	1,142	2	Patio Door Replacements	5
7500-0140	C/I - WINDOW REPLACEMENT	0.00			368.38	1	Window Replacement	368	1	Window Replacement	5
7500-0330	C/I - POOL	0.00			1,016.62	216	Pool Equipment	1,017	216	Pool Equipment	5
7500-0370	C/I - HVAC IMPROVEMENTS	0.00			4,163.85	216	Boiler Motor Replacement	4,164	216	Boiler Motor Replacement	10
7500-0375	C/I - PLUMBING IMPRVMTS/REPAIR	0.00			4,527.45	216	Heat Exchanger and Pipe Replacement	4,527	216	Heat Exchanger and Pipe Replacement	10
7500-0385	C/I - MISC. REPAIRS/INSPECTION	0.00			7,516.25	216	Exterminating	7,516	216	Exterminating	5
7500-0999	TOTAL PROPERTY CAP IMPROVEMENTS	52,747.19			63,127.30			63,127.30			
7550-0001	REHAB CAPITAL										
7550-0065	REHAB - FLOORING	1,500.00	2	Wood Flooring Replacement	0.00			1,500	2	Wood Flooring Replacement	5
7550-0110	REHAB - UNIT INTERIORS	149,717.92	8	Unit Renovations (Full)	586,179.94	32	Unit Renovations (Full)	735,898	40	Unit Renovations (Full)	5
7550-0175	REHAB - BUILDING EXTERIOR	0.00			19,370.00	10	Patio Door Replacements	19,370	10	Patio Door Replacements	5
7550-0180	REHAB - SIDING/TUCKPOINTING	18,533.00	216	Tuckpointing / Siding Repairs	0.00			18,533	216	Tuckpointing / Siding Repairs	10
7550-0185	REHAB - ROOF	376,630.18	216	Roof Replacement	22,030.50	216	Roof Repairs	398,661	216	Roof Repairs	10
7550-0195	REHAB - EXTERIOR PAINTING	21,900.00	216	Exterior Painting	8,529.94	216	Exterior Painting	30,430	216	Exterior Painting	5
7550-0197	REHAB - EXTERIOR LIGHTING	1,927.00	216	Roof Repairs	-1,927.00	216	Roof Repairs	0	216		
7550-0200	REHAB - C AREA HALLWAYS	0.00			112,322.81	216	Hallway Painting and Door Hardware	112,323	216	Hallway Painting and Door Hardware	5
7550-0210	REHAB - MISC COMMON AREA	5,843.17	216	Trash Chute Door Replacements	0.00			5,843	216	Trash Chute Door Replacements	10
7550-0285	REHAB - SECURITY SYSTEM	0.00			1,250.00	216	Security Improvements	1,250	216	Security Improvements	10
7550-0300	REHAB - LANDSCAPING	0.00			35,395.12	216	Landscaping Improvements	35,395	216	Landscaping Improvements	10
7550-0315	REHAB - CONCRETE	22,582.00	216	Concrete Replacement	0.00			22,582	216	Concrete Replacement	10
7550-0325	REHAB - ASPHALT/PARKING LOT	0.00			2,675.00	216	Garage Re-Striping	2,675	216	Garage Re-Striping	10
7550-0345	REHAB - MODEL	4,599.81	216	Model Furnishings	0.00			4,600	216	Model Furnishings	5
7550-0410	REHAB - GARAGE	0.00			11,490.00	216	Garage Door Replacements	11,490	216	Garage Door Replacements	10
7550-0411	REHAB - UNDERGROUND PARKING DECK	123,915.00	216	Parking Lot Replacements	2,975.78	216	Garage Maintenance	126,891	216	Garage Maintenance	10
7550-0435	REHAB - SIGNAGE	1,916.38	216	Signage	0.00			1,916	216	Signage	5
7550-0500	REHAB - POOL	0.00			0.00			0	0		
7550-0550	REHAB - RECREATION AREA	504,519.85	216	Pool / Clubhouse Renovations	106,764.17	216	Pool / Fitness Center / Package Room Upgrades	611,284	216	Pool / Fitness Center / Package Room Upgrades	10
7550-0560	REHAB - STARTUP COSTS	40,140.85	216	Office Supplies and Management Services	9,657.85	216	Office Supplies and Management Services	49,799	216	Office Supplies and Management Services	5
7550-0617	REHAB - WINDOW REPLACEMENT	57,130.00	216	Common Area Door Replacements	0.00			57,130	216	Common Area Door Replacements	5
7550-0643	REHAB - BALCONY REPAIR	106,886.62	216	Balcony Repairs	0.00			106,887	216	Balcony Repairs	10
7550-0675	REHAB - FIRE PROTECTION	0.00			1,350.00	216	Sprinkler Head Replacement	1,350	216	Sprinkler Head Replacement	10
7550-0677	REHAB - SAFETY/ADA	14,600.00	216	Camera System Upgrades	1,000.00	216	Camera Rewiring	15,600	216	Camera Rewiring	10
7550-0678	REHAB - ENVIRONMENTAL	44,410.00	216	Underground Storage Tank Removal	0.00			44,410	216	Underground Storage Tank Removal	10
7550-0680	REHAB - HVAC	0.00			405.00	1	Baseboard Heater Partial Replacement	405	1	Baseboard Heater Partial Replacement	10
7550-0685	REHAB - ELECTRICAL	81,030.00	216	Electrical Panel Replacement	46,187.07	216	Electrical Panel Replacement	127,217	216	Electrical Panel Replacement	10
7550-0980	REHAB - CONTINGENCY	0.00			8,547.05	216	Exterminating	8,547	216	Exterminating	5
7550-0985	REHAB - CONST MGMT FEE	55,055.70	216	Management Services	72,831.22	216	Management Services	127,887	216	Management Services	5
7550-0998	REHAB - CAPITALIZED	-1,647,306.54			-1,076,518.99			(2,723,826)			
7550-0999	TOTAL PROPERTY REHAB	-14,469.06			-29,484.54			-29,484.54			
7800-9998	TOTAL CAPITAL IMPROVEMENTS	38,278.13			33,642.76			33,642.76			

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8.15%											
a	b	b	c	d	e	f	g	h	i	j	k
Item #	Description of Expense	Date of Improvement	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
1	Carpet Replacement	2023/24	20	29,680.00	8.15%	5	6,556.18	36,236.18	7,247.24	603.94	30.20
2	Wood Flooring Replacement	2023/24	11	22,600.00	8.15%	5	4,992.24	27,592.24	5,518.45	459.87	41.81
3	Appliance Replacement	2023/24	2	1,750.00	8.15%	5	386.57	2,136.57	427.31	35.61	17.80
4	Appliance Replacement	2023/24	10	6,158.00	8.15%	5	1,360.27	7,518.27	1,503.65	125.30	12.53
5	Appliance Replacement	2023/24	8	1,624.00	8.15%	5	358.73	1,982.73	396.55	33.05	4.13
6	Appliance Replacement	2023/24	8	2,840.00	8.15%	5	627.34	3,467.34	693.47	57.79	7.22
7	Blinds Replacement	2023/24	24	4,800.00	8.15%	5	1,060.30	5,860.30	1,172.06	97.67	4.07
8	Tub/Shower Resurface and/or Replacement	2023/24	26	12,920.00	8.15%	5	2,853.97	15,773.97	3,154.79	262.90	10.11
9	A/C Wall Unit Replacement	2023/24	24	9,264.00	8.15%	10	4,312.02	13,576.02	1,357.60	113.13	4.71
10	Trash Chute Door Replacements	2024	216	11,000.00	8.15%	10	5,120.06	16,120.06	1,612.01	134.33	0.62
11	Addition of 2 Dog Waste Stations	2023	216	1,320.00	8.15%	5	291.58	1,611.58	322.32	26.86	0.12
12	Hot Water Tank Heat Exchanger Replacement	2023/24	216	1,500.00	8.15%	10	698.19	2,198.19	219.82	18.32	0.08
13	Baseboard Heater Replacement	2023/24	5	5,000.00	8.15%	10	2,327.30	7,327.30	732.73	61.06	12.21
14	Unit Renovations (Full)	2023/24	104	2,228,148.00	8.15%	5	492,187.82	2,720,335.82	544,067.16	45,338.93	435.95
15	Patio Door Replacements	2023/24	30	54,000.00	8.15%	5	11,928.36	65,928.36	13,185.67	1,098.81	36.63
16	Exterior Lighting Upgrades	2023/24	216	17,500.00	8.15%	5	3,865.67	21,365.67	4,273.13	356.09	1.65
17	Hallway Ventilation Repairs and Painting	2023/24	216	57,000.00	8.15%	5	12,591.04	69,591.04	13,918.21	1,159.85	5.37
18	Landscaping Improvements	2023/24	216	13,500.00	8.15%	10	6,283.71	19,783.71	1,978.37	164.86	0.76
19	Concrete Repairs	2023/24	216	5,000.00	8.15%	10	2,327.30	7,327.30	732.73	61.06	0.28
20	Asphalt Repairs (215 Building)	2023	114	15,000.00	8.15%	10	6,981.90	21,981.90	2,198.19	183.18	1.61
21	Network Boards / Directory System Replacement	2023	216	4,500.00	8.15%	10	2,094.57	6,594.57	659.46	54.95	0.25
22	Garage Exhaust Repairs	2023	216	4,875.00	8.15%	10	2,269.12	7,144.12	714.41	59.53	0.28
23	Elevator Cab Improvements	2023/24	216	6,500.00	8.15%	5	1,435.82	7,935.82	1,587.16	132.26	0.61
24	Window Replacement	2023/24	2	1,000.00	8.15%	5	220.90	1,220.90	244.18	20.35	10.17
25	Galvanized Pipe Replacements	2023/24	216	24,000.00	8.15%	10	11,171.03	35,171.03	3,517.10	293.09	1.36
26	Exterior Garage Cameras Installation	2023	216	5,644.00	8.15%	10	2,627.05	8,271.05	827.11	68.93	0.32
27	Boiler Replacement	2023	216	68,195.00	8.15%	10	31,742.03	99,937.03	9,993.70	832.81	3.86
28	Management Services	2023/24	216	125,493.10	8.15%	5	27,720.86	153,213.96	30,642.79	2,553.57	11.82
<b>Total</b>			216	2,740,811.10			646,391.92	3,387,203.02	652,897.38	54,408.11	251.89

Date	30-Yr FRM	Rate Change	15-Yr FRM	Rate Change
January 19, 2023	6.15%	-0.18%	5.28%	-0.24%
January 12, 2023	6.33%	-0.15%	5.52%	-0.21%
January 05, 2023	6.48%	+6.48%	5.73%	+5.73%

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2023 / 2024 Budget - Capital

Account Number	Account Name	2023 Total	Units Impacted	Notes	2024 Total	Units Impacted	Notes	2023/24 Total	Units Impacted	Notes	Amortization Period (Yrs)
7500.0003	CAPITAL IMPROVEMENTS-PROPERTY										
7500.0010	C/I - CARPET	14,680	10	Carpet Replacement	15,000	10	Carpet Replacement	29,680	20	Carpet Replacement	5
7500.0023	C/I - WOOD FLOORING	12,600	6	Wood Flooring Replacement	10,000	5	Wood Flooring Replacement	22,600	11	Wood Flooring Replacement	5
7500.0025	C/I - REFRIGERATORS	875	1	Appliance Replacement	875	1	Appliance Replacement	1,750	2	Appliance Replacement	5
7500.0030	C/I - STOVES	3,079	5	Appliance Replacement	3,079	5	Appliance Replacement	6,158	10	Appliance Replacement	5
7500.0035	C/I - MICROWAVE	812	4	Appliance Replacement	812	4	Appliance Replacement	1,624	8	Appliance Replacement	5
7500.0040	C/I - DISHWASHERS	1,420	4	Appliance Replacement	1,420	4	Appliance Replacement	2,840	8	Appliance Replacement	5
7500.0080	C/I - BLINDS	2,400	12	Blinds Replacement	2,400	12	Blinds Replacement	4,800	24	Blinds Replacement	5
7500.0115	C/I - TUB & SHOWERS	6,460	13	Tub/Shower Resurface and/or Replacement	6,460	13	Tub/Shower Resurface and/or Replacement	12,920	26	Tub/Shower Resurface and/or Replacement	5
7500.0123	C/I - UNIT HVAC REPLACEMENT	4,632	12	A/C Wall Unit Replacement	4,632	12	A/C Wall Unit Replacement	9,264	24	A/C Wall Unit Replacement	10
7500.0275	C/I - DUMPSTER CORRALS	0	0		11,000	216	Trash Chute Door Replacements	11,000	216	Trash Chute Door Replacements	10
7500.0340	C/I - RECREATION AREA	1,320	216	Addition of 2 Dog Waste Stations	0	0		1,320	216	Addition of 2 Dog Waste Stations	5
7500.0375	C/I - PLUMBING IMPRVMTS/REPAIR	1,500	216	Hot Water Tank Heat Exchanger Replacement	0	0		1,500	216	Hot Water Tank Heat Exchanger Replacement	10
7500.0999	TOTAL PROPERTY CAP IMPROVEMENTS	49,778			55,678			105,456			
7550.0001	REHAB CAPITAL										
7550.0100	REHAB - MISC INTERIOR REPAIRS	5,000	5	Baseboard Heater Replacement	0	0		5,000	5	Baseboard Heater Replacement	10
7550.0110	REHAB - UNIT INTERIORS	1,076,400	52	Unit Renovations (Full)	1,151,748	52	Unit Renovations (Full)	2,228,148	104	Unit Renovations (Full)	5
7550.0190	REHAB - EXTERIOR DOORS	27,000	15	Patio Door Replacements	27,000	15	Patio Door Replacements	54,000	30	Patio Door Replacements	5
7550.0197	REHAB - EXTERIOR LIGHTING	15,000	216	Exterior Lighting Upgrades	2,500	216	Exterior Lighting Upgrades	17,500	216	Exterior Lighting Upgrades	5
7550.0200	REHAB - C AREA HALLWAYS	52,000	216	Hallway Ventilation Repairs and Painting	5,000	216	Hallway Painting	57,000	216	Hallway Ventilation Repairs and Painting	5
7550.0300	REHAB - LANDSCAPING	8,500	216	Landscaping Improvements	5,000	216	Landscaping Improvements	13,500	216	Landscaping Improvements	10
7550.0315	REHAB - CONCRETE	2,500	216	Concrete Repairs	2,500	216	Concrete Repairs	5,000	216	Concrete Repairs	10
7550.0325	REHAB - ASPHALT/PARKING LOT	15,000	114	Asphalt Repairs (215 Building)	0	0		15,000	114	Asphalt Repairs (215 Building)	10
7550.0355	REHAB - COMPUTER EQUIPMENT	4,500	216	Network Boards / Directory System Replacement	0	0		4,500	216	Network Boards / Directory System Replacement	10
7550.0411	REHAB - UNDERGROUND PARKING DECK	4,875	216	Garage Exhaust Repairs	0	0		4,875	216	Garage Exhaust Repairs	10
7550.0440	REHAB - ELEVATORS	6,000	216	Elevator Cab Improvements	500	216	Carpet Replacement	6,500	216	Elevator Cab Improvements	5
7550.0617	REHAB - WINDOW REPLACEMENT	500	1	Window Replacement	500	1	Window Replacement	1,000	2	Window Replacement	5
7550.0665	REHAB - PLUMBING	12,000	216	Galvanized Pipe Replacements	12,000	216	Galvanized Pipe Replacements	24,000	216	Galvanized Pipe Replacements	10
7550.0677	REHAB - SAFETY/ADA	5,644	216	Exterior Garage Cameras Installation	0	0		5,644	216	Exterior Garage Cameras Installation	10
7550.0680	REHAB - HVAC	68,195	216	Boiler Replacement	0	0		68,195	216	Boiler Replacement	10
7550.0985	REHAB - CONST MGMT FEE	65,156	216	Management Services	60,337	216	Management Services	125,493	216	Management Services	5
7550.0999	TOTAL PROPERTY REHAB	1,368,270			1,267,085			2,635,355			
7800.9998	TOTAL CAPITAL IMPROVEMENTS	1,418,048			1,322,763			2,740,811			

# MYERS REPORT EXHIBIT D



The Haven of Battle Creek (46hbc)

## General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7500-0010				C/I - CARPET					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Carpet Install
46hbc	The Haven of Battle Cre	3/1/2022	03-2022	Renovation Systems (renovat60605)	P-1188302	504947	1,698.30	0.00	2,596.45	U=224-200 224-200 :Carpet Replacement
46hbc	The Haven of Battle Cre	4/13/2022	05-2022	Renovation Systems (renovat60605)	P-1197269	509588	359.10	0.00	2,955.55	U=466-215 :Carpet Replacement
46hbc	The Haven of Battle Cre	4/19/2022	05-2022	Renovation Systems (renovat60605)	P-1197542	510259	1,128.48	0.00	4,084.03	U=107-200 :107 Carpet Replacement
46hbc	The Haven of Battle Cre	5/10/2022	06-2022	Renovation Systems (renovat60605)	P-1204725	511747	1,578.68	0.00	5,662.71	U=466-215 :Carpet Replacement
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	Renovation Systems (renovat60605)	P-1205205	514570	639.03	0.00	6,301.74	U=448-215 :Living Room Carpet Replacement
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	1,544.78	0.00	7,846.52	U=459-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	12/16/2022	12-2022	Renovation Systems (renovat60605)	P-1242865	534247	2,390.67	0.00	10,237.19	U=316-200 :Carpet Replacement
				Net Change=			10,237.19	0.00	10,237.19	= Ending Balance =
7500-0023				C/I - WOOD FLOORING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Vinyl Install
46hbc	The Haven of Battle Cre	2/22/2022	03-2022	Renovation Systems (renovat60605)	P-1187934	504447	2,130.40	0.00	3,028.55	200-316 Plank
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,465.00	0.00	5,493.55	U=352-215 :Plank Flooring Replacement
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,046.00	0.00	7,539.55	U=213-200 :Plank Flooring Replacement
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,141.70	0.00	9,681.25	U=217-200 :Plank Flooring Replacement
46hbc	The Haven of Battle Cre	3/8/2022	10-2022	Doci Inc (doci)	P-1229329	22111	2,724.00	0.00	12,405.25	U=224-200 :Plank flooring replacement
46hbc	The Haven of Battle Cre	10/4/2022	10-2022	Doci Inc (doci)	P-1226734	23125	1,871.25	0.00	14,276.50	U=459-215 :Plank flooring replacement
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Doci Inc (doci)	P-1230279	23239	2,617.50	0.00	16,894.00	U=314-200 :Plank flooring replacement
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Doci Inc (doci)	P-1233160	23310	2,169.90	0.00	19,063.90	U=215-200 :Flooring replacement
				Net Change=			19,063.90	0.00	19,063.90	= Ending Balance =
7500-0025				C/I - REFRIGERATORS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	The Home Depot Pro (howilm)	P-1188820	669224362	869.69	0.00	869.69	U=323-200 :Replacement Refrigerator
46hbc	The Haven of Battle Cre	10/19/2022	11-2022	The Home Depot Pro (howilm)	P-1233149	712982032	886.58	0.00	1,756.27	U=326-200 :Refrigerator
				Net Change=			1,756.27	0.00	1,756.27	= Ending Balance =
7500-0040				C/I - DISHWASHERS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	9/6/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1220514	9206540839	982.87	0.00	982.87	Dishwashers - Stock
				Net Change=			982.87	0.00	982.87	= Ending Balance =
7500-0080				C/I - BLINDS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/24/2022	02-2022	The Home Depot Pro (howilm)	P-1185558	664749777	381.24	0.00	381.24	102" Blinds
46hbc	The Haven of Battle Cre	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199281	9202929354	222.83	0.00	604.07	Vertical blinds
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	200.40	0.00	804.47	102" Blinds
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	80.82	0.00	885.29	72" Blinds
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	76.62	0.00	961.91	78" Blinds
46hbc	The Haven of Battle Cre	6/1/2022	09-2022	The Home Depot Pro (howilm)	P-1220507	688492198	191.10	0.00	1,153.01	102" blinds
46hbc	The Haven of Battle Cre	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	110.64	0.00	1,263.65	70" Vertical Blinds

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Creek	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	338.88	0.00	1,602.53	72" Vertical Blinds
				Net Change=			1,602.53	0.00	1,602.53	= Ending Balance =
7500-0115				C/I - TUB & SHOWERS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	1/21/2022	01-2022	Surface Renew (surfacerenew)	P-1180226	36090	545.00	0.00	545.00	200-334 Resurface
46hbc	The Haven of Battle Creek	2/22/2022	02-2022	Surface Renew (surfacerenew)	P-1185285	36239	395.00	0.00	940.00	338-215 Shower resurface
46hbc	The Haven of Battle Creek	2/23/2022	02-2022	Surface Renew (surfacerenew)	P-1184887	35798	645.00	0.00	1,585.00	446 Shower resurface
46hbc	The Haven of Battle Creek	2/28/2022	03-2022	Surface Experts-Minneapolis West (surface7	P-1186857	555361	323.62	0.00	1,908.62	215-336 Shower Damage
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	0.00	790.00	1,908.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	0.00	595.00	2,698.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	4/21/2022	04-2022	Doci Inc (doci)	P-1194368	22276	1,095.00	0.00	4,388.62	U=315-200 U =315-200:Shower Surround and Subfloor
46hbc	The Haven of Battle Creek	5/5/2022	05-2022	Surface Renew (surfacerenew)	P-1197769	36686	595.00	0.00	4,983.62	200 Bathtub
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	0.00	595.00	4,983.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	10/18/2022	11-2022	Surface Experts St. Paul Metro East (surface	P-1234007	86833	377.56	0.00	5,956.18	U=466-215 :Tub Surround Repairs
				Net Change=			7,936.18	1,980.00	5,956.18	= Ending Balance =
7500-0123				C/I - UNIT HVAC REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199039	685230617	1,475.08	0.00	1,475.08	In Wall A/C
46hbc	The Haven of Battle Creek	6/24/2022	07-2022	The Home Depot Pro (howilm)	P-1209073	692859648	1,475.08	0.00	2,950.16	AC wall units
46hbc	The Haven of Battle Creek	7/19/2022	07-2022	The Home Depot Pro (howilm)	P-1211887	696883982	1,843.85	0.00	4,794.01	A/C units
				Net Change=			4,794.01	0.00	4,794.01	= Ending Balance =
7500-0135				C/I - PATIO DOORS & SCREENS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	7/5/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1209080	9204384528	358.07	0.00	358.07	Sliding Screen Doors 5 pack
46hbc	The Haven of Battle Creek	7/12/2022	07-2022	Empire Door & Glass Co. (empiredo)	P-1210478	0188669-IN	783.73	0.00	1,141.80	200 Bldg - Office Patio Door/Tempered Glass
				Net Change=			1,141.80	0.00	1,141.80	= Ending Balance =
7500-0140				C/I - WINDOW REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	3/21/2022	03-2022	Empire Door & Glass Co. (empiredo)	P-1189978	0186735-IN	368.38	0.00	368.38	U=324-200 :Window Replacement
				Net Change=			368.38	0.00	368.38	= Ending Balance =
7500-0330				C/I - POOL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	1,016.62	0.00	1,016.62	10/22 Pool Dolphine Cleaner
				Net Change=			1,016.62	0.00	1,016.62	= Ending Balance =

The Haven of Battle Creek (46hbc)

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
7500-0370				C/I - HVAC IMPROVEMENTS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/25/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1240359	27600	4,163.85	0.00	4,163.85	Boiler Services - Mod Motor Replacement
				Net Change=4,163.85			4,163.85	0.00	4,163.85	= Ending Balance =
7500-0375				C/I - PLUMBING IMPRVMTS/REPAIR					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	3/17/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191833	S467	1,907.07	0.00	1,907.07	H/W tank - heat exchanger replaced
46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193537	24795	694.88	0.00	2,601.95	Garage - Pipe replacement - Isolation Valve
46hbc	The Haven of Battle Cre	12/6/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1242398	28079	1,925.50	0.00	4,527.45	New Pressure reducing valve & gauge
				Net Change=4,527.45			4,527.45	0.00	4,527.45	= Ending Balance =
7500-0385				C/I - MISC. REPAIRS/INSPECTION					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/17/2022	01-2022	Brothers Mfg (brothermfg)	P-1180227	507598	7,516.25	0.00	7,516.25	1/22 Exterminating
				Net Change=7,516.25			7,516.25	0.00	7,516.25	= Ending Balance =
7550-0025				REHAB - MICROWAVES					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,920.28	0.00	1,920.28	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	0.00	1,920.28	0.00	Reclass 03/22 Tiles/Faucet/Mirrors
				Net Change=0.00			1,920.28	1,920.28	0.00	= Ending Balance =
7550-0110				REHAB - UNIT INTERIORS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/10/2021	01-2022	Lowes Pro (lowespro)	P-1179999	10272220-0C	96.09	0.00	96.09	Rehab Mirror
46hbc	The Haven of Battle Cre	12/13/2021	01-2022	Renovation Systems (renovat60605)	P-1178141	498820	1,585.93	0.00	1,682.02	U=334-200 :carpet and pad replacement
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178144	658760889	41.42	0.00	1,723.44	privacy handle
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	14.00	0.00	1,737.44	toilet
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	88.34	0.00	1,825.78	toilet seat
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	1,940.03	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	2,054.28	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	99.07	0.00	2,153.35	rehab mirror
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,194.63	U=261-215 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,235.91	U=120-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,277.19	U=334-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1180001	658996848	407.34	0.00	2,684.53	Rehab paint
46hbc	The Haven of Battle Cre	12/21/2021	01-2022	Renovation Systems (renovat60605)	P-1178140	499732	1,274.41	0.00	3,958.94	U=120-200 :carpet and pad
46hbc	The Haven of Battle Cre	12/22/2021	01-2022	Lowes Pro (lowespro)	P-1180014	10448091-0C	688.87	0.00	4,647.81	U=261-215 :rehab stove
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.21	0.00	6,830.02	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.22	0.00	9,012.24	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,024.69	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,037.14	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178146	658996855	7.96	0.00	9,045.10	Paint Eco fees

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	32.02	0.00	9,077.12	med cabinet
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	48.54	0.00	9,125.66	vertical blind
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180018	661701839	45.95	0.00	9,171.61	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180019	661701847	55.05	0.00	9,226.66	U=437-215 :rehab appliance-stove,DW,Microwave
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180020	661701854	57.92	0.00	9,284.58	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180225	661701821	15.32	0.00	9,299.90	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.04	0.00	10,091.94	U=338-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	10,883.99	U=437-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	11,676.04	U=249-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	12,468.09	U=220-200 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180008	10505778-0C	161.73	0.00	12,629.82	U=240-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180009	10505802-0C	161.73	0.00	12,791.55	U=338-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180010	10505834-0C	161.73	0.00	12,953.28	U=437-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180011	10505894-0C	238.00	0.00	13,191.28	U=249-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180012	10505931-0C	152.56	0.00	13,343.84	U=334-200 :rehab parts-blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.43	0.00	13,774.27	U=338-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,204.69	U=437-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,635.11	U=249-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	15,065.53	U=220-200 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180023	661924548	406.80	0.00	15,472.33	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180024	661924555	397.70	0.00	15,870.03	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180025	661924563	412.28	0.00	16,282.31	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,482.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,682.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180402	662191311	99.44	0.00	16,781.75	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180404	662191337	74.94	0.00	16,856.69	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,918.62	Under cabinet LED lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,980.55	338-215 lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,042.47	249-215 Lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,104.39	437-215 Lughting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180407	10514623-0C	113.40	0.00	17,217.79	U=338-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180408	10514630-0C	113.40	0.00	17,331.19	U=437-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180409	10514640-0C	214.17	0.00	17,545.36	U=249-215 :rehab mirrors
46hbc	The Haven of Battle Cre	1/14/2022	01-2022	The Home Depot Pro (howilm)	P-1180401	663224350	24.00	0.00	17,569.36	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.35	0.00	25,283.71	U=338-215 U =338-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.50	0.00	32,998.21	U=437-215 U =437-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	10,917.10	0.00	43,915.31	U=249-215 U =249-215:rehab labor
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	45,035.36	U=338-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	46,155.41	U=437-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	47,275.45	U=249-215 :rehab appliance-stove,Microwave

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46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	48,395.49	U=220-200 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180394	079050 01	368.13	0.00	48,763.62	U=220-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180395	079051 01	368.13	0.00	49,131.75	U=367-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180397	775664	323.72	0.00	49,455.47	U=220-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180398	775665	323.72	0.00	49,779.19	U=367-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/25/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180396	079058 01	458.06	0.00	50,237.25	U=216-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,493.66	U=338-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,750.07	U=437-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	277.80	0.00	51,027.87	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,307.34	U=240-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,586.81	U=220-200 :rehab paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	828.00	50,758.81	Rev 12/21 Rehab Paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,985.72	48,773.09	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	4,098.90	44,674.19	Rev 12/21 Rehab Appliances
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,010.87	43,663.32	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	590.84	43,072.48	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	2,860.34	40,212.14	Rev 12/21 Rehab Carpets
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	10,134.70	0.00	50,346.84	465 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	12,332.00	0.00	62,678.84	368 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	10,471.70	0.00	73,150.54	456 Rehab
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,894.88	0.00	75,045.42	261 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	76,886.63	334 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	79,168.02	216 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	80,567.25	220 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,013.94	0.00	82,581.19	240 A2 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	84,862.58	347 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	86,703.79	249 B1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	88,103.02	367 a1 rehab cabinet order
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	90,384.41	336 C1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	91,783.64	437 A 1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	93,182.87	120A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	94,582.10	338 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	95,981.33	306 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	98,262.72	448 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,378.93	0.00	99,641.65	360 A2 stock rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	250.00	0.00	99,891.65	additional freight charge (split units)
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	102,173.04	c1 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	104,014.25	109-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	105,855.46	309-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182786	072803 02	13.74	0.00	105,869.20	U=437-215 :rehab plumbing

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46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182787	072803 01	403.47	0.00	106,272.67	U=437-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182788	072801 02	13.74	0.00	106,286.41	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182789	072801 01	403.47	0.00	106,689.88	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182790	072798 01	403.47	0.00	107,093.35	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182791	072798 02	13.74	0.00	107,107.09	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182792	072799 01	403.47	0.00	107,510.56	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182793	072799 02	13.74	0.00	107,524.30	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	194.01	0.00	107,718.31	U=249-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	65.00	0.00	107,783.31	249-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	192.91	0.00	107,976.22	U=347-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	174.85	0.00	108,151.07	347-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184142	072795 02	13.74	0.00	108,164.81	240-215 rehab
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184143	072788 02	13.74	0.00	108,178.55	347-215 Rehab
46hbc	The Haven of Battle Cre	1/7/2022	02-2022	The Home Depot Pro (howilm)	P-1182644	661924530	391.46	0.00	108,570.01	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1180403	662191329	78.52	0.00	108,648.53	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	Lowe's Pro (lowespro)	P-1180406	10514596-0C	113.40	0.00	108,761.93	U=240-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1184214	662191303	105.72	0.00	108,867.65	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/19/2022	02-2022	Renovation Systems (renovat60605)	P-1182794	501720	1,149.22	0.00	110,016.87	338-215 Carpet
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181841	664219698	71.75	0.00	110,088.62	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181842	664219706	214.55	0.00	110,303.17	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181844	664219722	41.11	0.00	110,344.28	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182369	664479201	1,632.13	0.00	111,976.41	U=367-215 :Rehab fridge and stove
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182370	664479219	445.12	0.00	112,421.53	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182371	664479227	457.20	0.00	112,878.73	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182372	10571596-0C	768.04	0.00	113,646.77	U=367-215 :Rehab dishwasher and microwave
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	24.50	0.00	113,671.27	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	137.13	0.00	113,808.40	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	1.92	0.00	113,810.32	220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	10.81	0.00	113,821.13	367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182795	501721	1,880.66	0.00	115,701.79	249-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182796	501723	1,147.44	0.00	116,849.23	437-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1184213	10455421-0C	0.00	629.15	116,220.08	261-215 Appliance
46hbc	The Haven of Battle Cre	1/26/2022	02-2022	The Home Depot Pro (howilm)	P-1184097	665301354	20.92	0.00	116,241.00	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/28/2022	02-2022	The Home Depot Pro (howilm)	P-1184098	665301362	62.75	0.00	116,303.75	249-215 Rehab Parts
46hbc	The Haven of Battle Cre	1/31/2022	02-2022	The Home Depot Pro (howilm)	P-1181843	664219714	90.73	0.00	116,394.48	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	The Home Depot Pro (howilm)	P-1184090	666359799	44.83	0.00	116,439.31	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184091	666626148	20.92	0.00	116,460.23	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184092	666626155	65.75	0.00	116,525.98	U=437-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184094	666626171	157.07	0.00	116,683.05	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184095	666626189	184.29	0.00	116,867.34	U=336-215 :rehab parts

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46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184096	666626197	251.55	0.00	117,118.89	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184141	072791 02	13.74	0.00	117,132.63	249-215 Rehab
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182649	778311	346.38	0.00	117,479.01	U=306-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182650	778313	516.77	0.00	117,995.78	U=336-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182654	080671 01	458.06	0.00	118,453.84	U=336-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184088	666868609	282.79	0.00	118,736.63	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184089	666868617	428.24	0.00	119,164.87	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184128	10636959-0C	321.84	0.00	119,486.71	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184129	10637046-0C	263.66	0.00	119,750.37	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184217	667371595	20.92	0.00	119,771.29	336-215 Rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,802.48	U=336-215 :Digital thermostat(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,833.67	U=306-200 :Digital thermostat(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,849.65	336-215 Thermostats
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,865.63	306-200 Thermostats
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182653	080670 01	368.13	0.00	120,233.76	U=306-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,330.36	U=220-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,426.96	U=367-215 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,523.56	U=323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,690.86	U=336-215 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,858.16	U=216-200 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,954.76	U=306-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/15/2022	02-2022	The Home Depot Pro (howilm)	P-1184093	666626163	179.21	0.00	121,133.97	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184137	072794 01	403.47	0.00	121,537.44	261-215 Rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184140	072794 02	13.74	0.00	121,551.18	261-215 Rehab
46hbc	The Haven of Battle Cre	2/17/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184492	781403	423.14	0.00	121,974.32	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/23/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184888	782687	109.14	0.00	122,083.46	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	4,725.59	117,357.87	Rev Renovations Carpet
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	31,077.34	86,280.53	Rev Rehab Cabinets
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,368.53	31x22 vanity top rehab units: 456,
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,468.53	24x36 black mirror unit: 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	180.61	0.00	86,649.14	30x36 black mirror units: 456
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,749.14	25x22 vanity topb368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	40.00	0.00	86,789.14	side splash 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,877.14	31x22 vanity top rehab units 465
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,965.14	31x22 vanity top rehab units 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	87,065.14	30x36 black mirror units 465
46hbc	The Haven of Battle Cre	11/10/2021	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190756	30549	423.82	0.00	87,488.96	11/10/21 Bulk Item Removal
46hbc	The Haven of Battle Cre	1/31/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190757	31403	1,245.39	0.00	88,734.35	01/31/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,256.24	U=447-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,778.13	U=306-200 :rehab dishwasher

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46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	90,300.02	U=216-200 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.88	0.00	90,821.90	U=336-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188815	667927347	761.59	0.00	91,583.49	U=306-200 :rehab stove
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	91,863.64	U=367-215 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	330.45	0.00	92,194.09	U=216-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,474.24	U=306-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,754.39	U=323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/11/2022	03-2022	The Home Depot Pro (howilm)	P-1188818	668454069	56.95	0.00	92,811.34	367-215 Parts
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1187013	072795 01	403.47	0.00	93,214.81	240-215 Rehab Parts
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	85.22	0.00	93,300.03	U=367-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	170.45	0.00	93,470.48	U=336-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186859	10691037-0C	85.23	0.00	93,555.71	U=220-200 :rehab mirrors
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Renovation Systems (renovat60605)	P-1186841	504153	2,188.93	0.00	95,744.64	U=336-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	2/24/2022	03-2022	Renovation Systems (renovat60605)	P-1186842	504134	985.12	0.00	96,729.76	U=240-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doci)	P-1189022	22114	7,714.35	0.00	104,444.11	U=220-200 U =220-200:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doci)	P-1189022	22114	7,714.35	0.00	112,158.46	U=367-215 U =367-215:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doci)	P-1189022	22114	12,097.75	0.00	124,256.21	U=336-215 U =336-215:rehab install
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doci)	P-1187720	22121	346.50	0.00	124,602.71	U=220-200 U =220-200:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doci)	P-1187720	22121	396.00	0.00	124,998.71	U=367-215 U =367-215:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doci)	P-1187720	22121	1,175.50	0.00	126,174.21	U=336-215 U =336-215:rehab install extras
46hbc	The Haven of Battle Cre	3/15/2022	03-2022	The Home Depot Pro (howilm)	P-1188817	668454051	26.31	0.00	126,200.52	367-215 Rehab
46hbc	The Haven of Battle Cre	3/16/2022	03-2022	The Home Depot Pro (howilm)	P-1189750	674471016	530.50	0.00	126,731.02	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/17/2022	03-2022	The Home Depot Pro (howilm)	P-1189752	674732102	696.02	0.00	127,427.04	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	323.72	0.00	127,750.76	U=106-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	37.80	0.00	127,788.56	106-200 Rehab light fixtures
46hbc	The Haven of Battle Cre	3/19/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1189980	32052	1,282.75	0.00	129,071.31	03/19/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189294	085552 01	446.69	0.00	129,518.00	U=309-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189295	085551 01	415.53	0.00	129,933.53	U=109-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189296	085550 01	350.78	0.00	130,284.31	U=106-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192637	506236	1,140.12	0.00	131,424.43	U=220-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192638	506237	1,140.12	0.00	132,564.55	U=367-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Renovation Systems (renovat60605)	P-1192639	508017	1,209.96	0.00	133,774.51	U=306-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/29/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191528	790455	471.54	0.00	134,246.05	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/30/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191529	790768	54.04	0.00	134,300.09	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/31/2022	04-2022	All Inc. (allinc)	P-1191845	S1541371.00	2,059.33	0.00	136,359.42	U=132-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192812	10943633-0C	113.40	0.00	136,472.82	U=106-200 :rehab mirror 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192813	10943723-0C	226.77	0.00	136,699.59	U=132-200 :rehab mirrors (2) 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	The Home Depot Pro (howilm)	P-1193090	677854325	238.11	0.00	136,937.70	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	The Home Depot Pro (howilm)	P-1193091	678130147	557.35	0.00	137,495.05	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	425.84	0.00	137,920.89	U=109-200 :rehab light fixtures



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46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	47.55	0.00	137,968.44	U=109-200 :rehab light fixtures / Cont
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	425.84	0.00	138,394.28	U=309-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	47.55	0.00	138,441.83	U=309-200 :rehab light fixtures/ Cont
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	All Inc. (allinc)	P-1193850	S1542280.00	2,064.73	0.00	140,506.56	U=106-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	148,220.91	U=306-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	155,935.26	U=106-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194116	22264	12,097.75	0.00	168,033.01	U=132-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,271.42	U=436-215 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,509.83	U=216-200 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	119.22	0.00	168,629.05	U=239-215 :rehab vanity top 1 31x22
46hbc	The Haven of Battle Cre	4/21/2022	04-2022	Doci Inc (doci)	P-1194369	22280	523.50	0.00	169,152.55	U=306-200 U =306-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194370	22281	1,282.50	0.00	170,435.05	rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194371	22282	1,109.00	0.00	171,544.05	U=106-200 U =106-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194660	22286	2,812.50	0.00	174,356.55	U=132-200 U =132-200:rehab cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	176,608.05	U=309-200 U =309-200:309-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	178,859.55	U=109-200 U =109-200:109-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	181,672.05	U=332-200 U =332-200:332-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	184,484.55	U=436-215 U =436-215:436-215 Cabinets
46hbc	The Haven of Battle Cre	4/25/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1194686	796680	546.07	0.00	185,030.62	U=436-215 :436-215 Lighting
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199040	10659942-0C	1,133.80	0.00	186,164.42	U=306-200 :rehab appliance ( fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	187,987.08	U=447-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	189,809.74	U=336-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.67	0.00	191,632.41	U=216-200 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	3/29/2022	05-2022	M. Cooper Win Supply (winsupply)	P-1198421	087883-01	459.05	0.00	192,091.46	U=436-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	4/6/2022	05-2022	Renovation Systems (renovat60605)	P-1198416	505968	2,227.99	0.00	194,319.45	U=247-215 :247-215: Carpet Replacement
46hbc	The Haven of Battle Cre	4/21/2022	05-2022	Renovation Systems (renovat60605)	P-1197277	509606	2,227.99	0.00	196,547.44	U=132-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196650	681519849	445.21	0.00	196,992.65	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196651	681519856	445.21	0.00	197,437.86	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	All Inc. (allinc)	P-1196642	S1542199.00	1,282.63	0.00	198,720.49	332-200 appliances
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196644	11052541-0C	42.91	0.00	198,763.40	U=436-215 :436-215 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196644	11052541-0C	42.92	0.00	198,806.32	U=332-200 :332-200 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196645	11052597-0C	226.77	0.00	199,033.09	U=332-200 :332-200 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196645	11052597-0C	226.78	0.00	199,259.87	U=436-215 :436-215 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196647	681780425	89.46	0.00	199,349.33	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196648	681780433	710.71	0.00	200,060.04	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196649	681780441	710.71	0.00	200,770.75	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Renovation Systems (renovat60605)	P-1198417	510718	1,140.12	0.00	201,910.87	U=106-200 :106-200: Carpet Replacement
46hbc	The Haven of Battle Cre	4/27/2022	05-2022	Shapes Supply Company (mcooper)	P-1196641	0068740-in	238.42	0.00	202,149.29	U=332-200 :vanity top C1 (2 31x22)
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	1,920.28	0.00	204,069.57	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1198921	683644397	32.67	0.00	204,102.24	U=436-215 :436-215 Medicine Cabinet

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1198921	683644397	32.66	0.00	204,134.90	U=332-200 :332-200 Medicine Cabinet
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U=220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U=367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U=336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U=306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U=106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	212,944.71	U=220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	211,070.09	U=367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	3,185.95	207,884.14	U=336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	206,009.52	U=306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	204,134.90	U=106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U=220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U=367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U=336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U=306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U=106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199045	S1541033.00	2,058.26	0.00	216,877.59	U=109-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	1,336.56	0.00	218,214.15	436-215 appliances
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	722.77	0.00	218,936.92	332-200 appliances
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,422.00	U=436-215 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,907.08	U=109-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	220,392.16	U=332-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	220,877.26	U=216-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	221,362.36	U=309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/16/2022	05-2022	All Inc. (allinc)	P-1200228	S1541033.00	1,566.35	0.00	222,928.71	U=309-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	209.60	0.00	223,138.31	U=109-200 :109-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	210.26	0.00	223,348.57	U=309-200 :309-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	121.88	0.00	223,470.45	U=239-215 :239-215 Mirror
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	0.00	280.15	223,190.30	U=323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	280.15	0.00	223,470.45	U=332-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	0.00	96.60	223,373.85	U=323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	96.60	0.00	223,470.45	U=332-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	4/25/2022	06-2022	M. Cooper Win Supply (winsupply)	P-1203942	091932 01	459.05	0.00	223,929.50	U=436-215 :436-215 Plumbing
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,052.86	U=332-200 :332-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,176.22	U=109-200 :109-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,299.58	U=309-200 :309-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.33	0.00	224,422.91	U=216-200 :216-200: Vanity Top
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	668.84	0.00	225,091.75	436-215 appliances
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	107.86	0.00	225,199.61	436-215 appliances- Cont
46hbc	The Haven of Battle Cre	5/13/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1202426	685483869	186.65	0.00	225,386.26	U=247-215 :Baseboard Heater Panels

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	2,200.00	0.00	227,586.26	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	477.68	0.00	228,063.94	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202217	686003492	65.33	0.00	228,129.27	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202218	686003500	414.23	0.00	228,543.50	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202219	686003518	81.19	0.00	228,624.69	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202220	686003526	414.23	0.00	229,038.92	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202221	686257866	585.08	0.00	229,624.00	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202425	686257874	569.22	0.00	230,193.22	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.92	0.00	230,236.14	U=109-200 :109-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.91	0.00	230,279.05	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202213	22415	13,705.55	0.00	243,984.60	U=436-215 U =436-215:rehab install.
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202213	22415	869.62	0.00	244,854.22	U=436-215 U =436-215:rehab install. - Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202214	22416	13,705.00	0.00	258,559.22	U=332-200 U =332-200:Labor
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202214	22416	1,143.42	0.00	259,702.64	U=332-200 U =332-200:Labor- Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202215	22417	10,676.89	0.00	270,379.53	U=109-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202215	22417	10,771.39	0.00	281,150.92	U=309-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202216	22418	13,705.55	0.00	294,856.47	U=216-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doc)	P-1202216	22418	848.17	0.00	295,704.64	U=216-200 :rehab install- Cont
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doc)	P-1202222	22427	550.50	0.00	296,255.14	U=436-215 U =436-215:436-215: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doc)	P-1202222	22427	482.50	0.00	296,737.64	U=332-200 U =332-200:332-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doc)	P-1202222	22427	198.00	0.00	296,935.64	U=109-200 U =109-200:109-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doc)	P-1202222	22427	233.00	0.00	297,168.64	U=309-200 U =309-200:309-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doc)	P-1202222	22427	148.50	0.00	297,317.14	U=216-200 U =216-200:216-200: Add Labor
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203456	514400	1,937.54	0.00	299,254.68	U=109-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	2,200.00	0.00	301,454.68	U=332-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	406.34	0.00	301,861.02	U=332-200 :rehab carpet install - Cont
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Lowes Pro (lowespro)	P-1203270	11268042-0C	59.08	0.00	301,920.10	rehab/ bathroom light fixture
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203935	688759331	32.66	0.00	301,952.76	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203936	688759349	32.66	0.00	301,985.42	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203937	688759356	62.89	0.00	302,048.31	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203933	689287829	65.33	0.00	302,113.64	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	324.23	0.00	302,437.87	U=216-200 :216-200: Blinds
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	141.21	0.00	302,579.08	U=216-200 :216-200: Door hardware
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	92.51	0.00	302,671.59	U=216-200 :216-200: Lighting
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	13.95	0.00	302,685.54	U=216-200 :216-200: Dig Thermostat
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doc)	P-1202869	22465	372.26	0.00	303,057.80	U=309-200 U =309-200:309-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doc)	P-1202869	22465	372.26	0.00	303,430.06	U=109-200 U =109-200:109-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doc)	P-1202869	22465	373.45	0.00	303,803.51	U=332-200 U =332-200:332-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doc)	P-1202869	22465	373.45	0.00	304,176.96	U=436-215 U =436-215:436-215: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doc)	P-1202869	22465	373.45	0.00	304,550.41	U=132-200 U =132-200:132-200: Rem balance cabinets

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	302.11	0.00	304,852.52	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	361.16	0.00	305,213.68	U=216-200 :216-200: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	21.69	0.00	305,235.37	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	10.03	0.00	305,245.40	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204730	690077235	19.68	0.00	305,265.08	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	90.80	0.00	305,355.88	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	80.13	0.00	305,436.01	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	179.22	0.00	305,615.23	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1203939	807679	266.94	0.00	305,882.17	U=239-215 :239-215: Lighting
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	48.88	0.00	305,931.05	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	11.97	0.00	305,943.02	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	270.58	0.00	306,213.60	U=239-215 :239-215: Plumbing
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	228.42	0.00	306,442.02	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/16/2022	06-2022	Doc Inc (doc)	P-1206299	22514	8,241.33	0.00	314,683.35	U=239-215 :Labor Rehab
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	All Inc. (allinc)	P-1205175	S1547517.00	1,239.48	0.00	315,922.83	U=105-200 :105-200: Appliances
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,042.01	U=105-200 :105-200: Vanity 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,161.19	U=214-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,280.37	U=304-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,416.90	U=353-215 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.51	0.00	316,553.41	U=304-200 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,689.94	Stock Vanity 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	375.00	0.00	317,064.94	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	474.76	0.00	317,539.70	U=105-200 :105-200: Lighting
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,146.06	U=239-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,752.42	U=309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,358.78	U=272-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,965.14	U=105-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Marquette Management, Inc (mmiamex)	P-1205515	295742	437.72	0.00	320,402.86	Rehab Knobs
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	350.86	0.00	320,753.72	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	107.65	0.00	320,861.37	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	279.98	0.00	321,141.35	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	51.46	0.00	321,192.81	U=105-200 : Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	33.00	0.00	321,225.81	U=105-200 : Door hardware
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	234.92	0.00	321,460.73	U=105-200 :Lighting/Electrical
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209076	691843908	52.34	0.00	321,513.07	U=105-200 :105-200: Misc parts
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	288.48	0.00	321,801.55	U=105-200 :Hardware/Electrical/Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	35.48	0.00	321,837.03	U=105-200 :Thermostat
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	1,884.68	0.00	323,721.71	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	299.04	0.00	324,020.75	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/21/2022	07-2022	Renovation Systems (renovat60605)	P-1209065	516078	2,412.13	0.00	326,432.88	U=216-200 : Carpet Replacement

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	6/23/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211166	016308 01	350.38	0.00	326,783.26	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1209089	516977	1,250.70	0.00	328,033.96	U=239-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1211889	516986	1,578.68	0.00	329,612.64	U=105-200 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	The Home Depot Pro (howilm)	P-1209074	693352023	276.86	0.00	329,889.50	U=309-200 :Microwave
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	113.52	0.00	330,003.02	U=239-215 :239-215: Mirror
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	214.05	0.00	330,217.07	U=309-200 :309-200: Mirrors
46hbc	The Haven of Battle Cre	7/5/2022	07-2022	Doci Inc (doci)	P-1209068	22596	247.50	0.00	330,464.57	U=239-215 U =239-215:239-215: Add Labor
46hbc	The Haven of Battle Cre	7/6/2022	07-2022	All Inc. (allinc)	P-1209099	S1544330.00	2,111.11	0.00	332,575.68	U=272-215 :272-215: Appliances
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	The Home Depot Pro (howilm)	P-1209079	692350085	90.80	0.00	332,666.48	U=105-200 :105-200: Blinds
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,691.48	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,716.48	U=216-200 :216-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,741.48	U=105-200 :105-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,766.48	U=239-215 :239-215: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	384.52	0.00	333,151.00	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209097	S1541033.00	463.86	0.00	333,614.86	U=309-200 :rehab appliance
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209098	S1543699.00	2,059.33	0.00	335,674.19	U=239-215 :Appliances
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	3,185.95	0.00	338,860.14	U=216-200 U =216-200:216-200: Cabinets
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	1,874.62	0.00	340,734.76	U=239-215 U =239-215:239-215: Cabinets
46hbc	The Haven of Battle Cre	7/11/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211167	016509 01	446.18	0.00	341,180.94	U=309-200: Plumbing
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	2,623.76	0.00	343,804.70	U=105-200 U =105-200:105-200: Cabinets
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	1,874.62	0.00	345,679.32	U=272-215 U =272-215:272-215: Cabinets
46hbc	The Haven of Battle Cre	7/15/2022	07-2022	The Home Depot Pro (howilm)	P-1211306	696383314	0.00	30.28	345,649.04	U=105-200 Misc Part
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	1,896.00	0.00	347,545.04	U=272-215: Plank
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	155.13	0.00	347,700.17	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	775.00	0.00	348,475.17	U=272-215: Countertops
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	717.20	0.00	349,192.37	U=272-215: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	5,181.12	0.00	354,373.49	U=272-215: Labor
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	2,781.00	0.00	357,154.49	U= 105-200: Flooring/Baseboard
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	775.00	0.00	357,929.49	U= 105-200: Countertop
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	1,095.82	0.00	359,025.31	U= 105-200: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	140.40	0.00	359,165.71	U= 105-200: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	6,974.94	0.00	366,140.65	U= 105-200: Labor
46hbc	The Haven of Battle Cre	7/25/2022	07-2022	All Inc. (allinc)	P-1211888	S1547517.00	782.09	0.00	366,922.74	U=105-200: Appliances
46hbc	The Haven of Battle Cre	7/12/2022	08-2022	Lowe's Pro (lowespro)	P-1215522	11466607-0C	66.76	0.00	366,989.50	U=216-200 :rehab light fixture
46hbc	The Haven of Battle Cre	7/15/2022	08-2022	Lowe's Pro (lowespro)	P-1211305	11511301-0C	45.47	0.00	367,034.97	U=105-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	90.80	0.00	367,125.77	U=272-215: Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.99	0.00	367,223.76	U=272-215 :Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	80.12	0.00	367,303.88	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	17.23	0.00	367,321.11	U=272-215: Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.84	0.00	367,418.95	U=272-215: Misc parts

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46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	51.62	0.00	367,470.57	U=272-215 :Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.13	0.00	367,712.70	U=272-215 : Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	11.98	0.00	367,724.68	U=272-215 : Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	2.77	0.00	367,727.45	U=272-215 : Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.49	0.00	367,969.94	U=272-215 : Misc parts
46hbc	The Haven of Battle Cre	7/21/2022	08-2022	The Home Depot Pro (howilm)	P-1212740	697398162	1,313.92	0.00	369,283.86	rehab appliances(stove, microwave, DW)
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	The Home Depot Pro (howilm)	P-1213383	697896231	276.86	0.00	369,560.72	Rehab microwave
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	Renovation Systems (renovat60605)	P-1213826	519519	1,250.70	0.00	370,811.42	U=272-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,009.42	U=272-215 : Add labor
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,207.42	U=105-200 : Add labor
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	374,393.37	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	377,579.32	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	380,765.27	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	383,951.22	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	387,137.17	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	390,323.12	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	393,509.07	U=214-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	396,132.83	U=204-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	398,756.59	U=304-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	400,631.21	U=322-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	402,505.83	U=469-215 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,884.15	0.00	404,389.98	A2 Cabinets
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	67.88	0.00	404,457.86	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	93.42	0.00	404,551.28	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	272.58	0.00	404,823.86	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	43.68	0.00	404,867.54	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	37.88	0.00	404,905.42	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	65.86	0.00	404,971.28	U=214-200 :Bathroom Accessories
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1215015	820825	578.48	0.00	405,549.76	U=214-200 : Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Lowe's Pro (lowespro)	P-1217884	11661752-0C	249.46	0.00	405,799.22	U=214-200 :Mirrors
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	51.45	0.00	405,850.67	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	314.32	0.00	406,164.99	U=214-200 :Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	348.10	0.00	406,513.09	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,607.17	U=214-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,701.25	U=204-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	47.04	0.00	406,748.29	U=353-215 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	407,517.79	U=214-200 :214: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	408,287.29	U=353-215 :353: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,056.79	U=304-200 :304: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,826.29	U=204-200 :204: Rehab Paint

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46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	400.00	0.00	410,226.29	U=353-215 :353-215: Lighting
46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	499.28	0.00	410,725.57	U=304-200 :304-200: Lighting
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	1,260.00	0.00	411,985.57	U=214-200 :Flooring
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	308.58	0.00	412,294.15	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	2,417.50	0.00	414,711.65	U=214-200 :Misc parts - Doors
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	11,181.70	0.00	425,893.35	U=214-200 :Labor
46hbc	The Haven of Battle Cre	8/26/2022	08-2022	All Inc. (allinc)	P-1217917	S1551672.00	1,423.95	0.00	427,317.30	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	350.86	0.00	427,668.16	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	55.78	0.00	427,723.94	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	8/10/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220510	017317 01	463.02	0.00	428,186.96	U =214-200: Plumbing
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	2,420.00	0.00	430,606.96	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	257.68	0.00	430,864.64	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	468.17	0.00	431,332.81	U=204-200 :Lighting
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	100.00	0.00	431,432.81	U=204-200 :Lighting Freight
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223970	704631225	97.58	0.00	431,530.39	U=204-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223971	704631241	83.78	0.00	431,614.17	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223972	704631258	169.57	0.00	431,783.74	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223973	704631266	97.58	0.00	431,881.32	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223974	704631274	192.46	0.00	432,073.78	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223978	704631233	374.06	0.00	432,447.84	U=204-200 :Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220504	826518	392.75	0.00	432,840.59	U=322-200 :Lighting
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220511	017631 01	350.38	0.00	433,190.97	U=353-215 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220512	017632 01	446.18	0.00	433,637.15	U=204-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220513	017633 01	446.18	0.00	434,083.33	U=304-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221848	704878750	612.46	0.00	434,695.79	U=204-200 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221849	704878768	521.99	0.00	435,217.78	U=353-215 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221850	704878776	612.46	0.00	435,830.24	U=304-200 :Misc Parts
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	581.45	0.00	436,411.69	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	111.11	0.00	436,522.80	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/14/2022	09-2022	Renovation Systems (renovat60605)	P-1223968	523805	1,544.78	0.00	438,067.58	U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223975	830945	394.21	0.00	438,461.79	U=469-215 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	533.28	0.00	438,995.07	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	37.33	0.00	439,032.40	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.51	0.00	439,285.91	U=304-200 :Microwave
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.50	0.00	439,539.41	U=322-200 :Microwave
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	0.00	1,544.78	437,994.63	Reclass U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,374.53	304 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,754.43	322 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	439,134.33	469 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.91	0.00	439,514.24	104 Rehab Paint

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	9/23/2022	10-2022	Renovation Systems (renovat60605)	P-1226738	527323	1,643.15	0.00	441,157.39	U=204-200 :Carpet
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226901	526882	1,667.16	0.00	442,824.55	U=304-200 :carpet replacement
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226903	526896	1,079.17	0.00	443,903.72	U=353-215 :carpet replacement
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	Idlewood Electric Supply Inc (idlewood)	P-1226729	832204	72.63	0.00	443,976.35	U=239-215 : Lighting
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226743	709316475	465.39	0.00	444,441.74	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226744	709316483	79.40	0.00	444,521.14	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226745	709316491	321.34	0.00	444,842.48	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226746	709316509	742.26	0.00	445,584.74	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226747	709316517	79.40	0.00	445,664.14	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226748	709316525	321.34	0.00	445,985.48	U=469-215 :Parts
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	507.00	0.00	446,492.48	U=353-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	775.00	0.00	447,267.48	U=353-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	7,753.16	0.00	455,020.64	U=353-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	507.00	0.00	455,527.64	U=322-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	775.00	0.00	456,302.64	U=322-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	6,695.45	0.00	462,998.09	U=322-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	507.00	0.00	463,505.09	U=469-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	775.00	0.00	464,280.09	U=469-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	6,695.45	0.00	470,975.54	U=469-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	930.00	0.00	471,905.54	U=204-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	775.00	0.00	472,680.54	U=204-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	10,095.96	0.00	482,776.50	U=204-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	930.00	0.00	483,706.50	U=304-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	775.00	0.00	484,481.50	U=304-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	10,095.96	0.00	494,577.46	U=304-200 :Labor
46hbc	The Haven of Battle Cre	10/5/2022	10-2022	Renovation Systems (renovat60605)	P-1229335	527682	1,030.83	0.00	495,608.29	U=322-200 :Carpet
46hbc	The Haven of Battle Cre	10/6/2022	10-2022	Renovation Systems (renovat60605)	P-1229334	528445	1,030.83	0.00	496,639.12	U=469-215 :carpet replacement
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	313.22	0.00	496,952.34	U=304-200 :Mirrors/Blinds
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	122.96	0.00	497,075.30	U=322-200 :Mirror
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	597.67	0.00	497,672.97	U=469-215 :Mirrors/Blinds/Microwave
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	499,360.13	U=369-215 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	501,047.29	A1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	502,734.45	A1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	505,095.83	U=128-200 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	507,457.21	B1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	509,818.59	B1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	512,179.97	B1 Cabinet #4
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	514,541.35	B1 Cabinet #5
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	516,902.73	B1 Cabinet #6
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	519,264.11	U=104-200 U =104-200:Cabinets



The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	521,625.49	U=209-200 U =209-200:Cabinets
46hbc	The Haven of Battle Cre	10/25/2022	10-2022	Lowes Pro (lowespro)	P-1230296	12109357-0C	76.76	0.00	521,702.25	U =469-215 :Blinds
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,053.11	U =322-200:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,403.97	U =469-215:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	446.81	0.00	522,850.78	U =104-200:Plumbing
46hbc	The Haven of Battle Cre	10/31/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232979	839945	394.21	0.00	523,244.99	U =369-215:Lighting
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233153	715128732	320.07	0.00	523,565.06	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233154	715128740	79.40	0.00	523,644.46	U=369-215 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233155	715128757	194.64	0.00	523,839.10	U =369-215 :Parts
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232980	840559	578.48	0.00	524,417.58	U =112-200:Lighting
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	108.44	0.00	524,526.02	U =104-200 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	121.97	0.00	524,647.99	U =369-215 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	The Home Depot Pro (howilm)	P-1233151	715368171	622.75	0.00	525,270.74	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	129.21	0.00	525,399.95	U =369-215:Vanity
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,650.01	U =209-200:Vanity x2
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,900.07	U =112-200:Vanity x2
46hbc	The Haven of Battle Cre	11/9/2022	11-2022	The Home Depot Pro (howilm)	P-1233152	715128724	93.20	0.00	525,993.27	U =104-200 :Parts
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	138.20	0.00	526,131.47	U =243-215:Vanity
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,390.50	U =128-200:Vanity x 2
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,649.53	U =208-200 :Vanity x 2
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235979	532676	1,546.89	0.00	528,196.42	U=104-200 carpet replacement
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235980	532677	1,036.83	0.00	529,233.25	U =369-215 carpet replacement
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235987	845024	505.07	0.00	529,738.32	U =209-200 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235989	845050	392.75	0.00	530,131.07	U =439-215 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235990	845051	392.75	0.00	530,523.82	U =243-215 :Lighting
46hbc	The Haven of Battle Cre	11/23/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235988	845032	505.07	0.00	531,028.89	U =128-200 :Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,547.33	0.00	539,576.22	439-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,222.33	0.00	547,798.55	369-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	559,550.27	125-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	571,301.99	104-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	572,901.99	104-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,300.00	0.00	574,201.99	369-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	574,601.99	439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	575,001.99	243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	586,753.71	209-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	15,250.00	0.00	602,003.71	115-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	603,603.71	128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,200.00	0.00	604,803.71	439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	800.00	0.00	605,603.71	204-200/104-200/322-200/469-215 Vanity Tops
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	605,850.44	U =204-200:Vanity Top

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46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	606,097.17	U =104-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,224.71	U =322-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,352.25	U =469-215:Vanity Top
46hbc	The Haven of Battle Cre	10/14/2022	12-2022	Lowe's Pro (lowespro)	P-1238850	12051712-0C	0.00	121.97	606,230.28	U =304-200 :Mirror - Damaged
46hbc	The Haven of Battle Cre	11/2/2022	12-2022	The Home Depot Pro (howilm)	P-1242873	715368189	543.72	0.00	606,774.00	U =369-215:Parts
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowe's Pro (lowespro)	P-1238851	12213578-0C	253.51	0.00	607,027.51	U =104-200:microwave
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowe's Pro (lowespro)	P-1238852	12213592-0C	253.51	0.00	607,281.02	U =128-200 :microwave
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238856	717495329	29.70	0.00	607,310.72	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238857	717495337	159.26	0.00	607,469.98	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowe's Pro (lowespro)	P-1238853	12236255-0C	118.27	0.00	607,588.25	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowe's Pro (lowespro)	P-1238854	12236290-0C	230.41	0.00	607,818.66	U =128-200 :Mirrors
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	The Home Depot Pro (howilm)	P-1238858	717744437	988.49	0.00	608,807.15	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Doc Inc (doci)	P-1236126	23414	2,327.01	0.00	611,134.16	U =439-215 U =439-215:Cabinets
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242363	719161127	44.68	0.00	611,178.84	U =439-215:Parts
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242364	719161135	20.88	0.00	611,199.72	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/29/2022	12-2022	The Home Depot Pro (howilm)	P-1242365	719396939	100.53	0.00	611,300.25	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	82.80	0.00	611,383.05	U =439-215 :Blinds
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	274.95	0.00	611,658.00	U =439-215 :Microwave
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	121.97	0.00	611,779.97	U =439-215 :Mirror
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	The Home Depot Pro (howilm)	P-1241718	719646622	634.29	0.00	612,414.26	U =439-215 :Parts
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	692.49	0.00	613,106.75	U =209-200:Rehab Paint 30 Gal Flat
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	1,194.44	0.00	614,301.19	U =115-200:Rehab Paint 30 Gal Eggshel
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	597.22	0.00	614,898.41	U =243-215:Rehab Paint 15 Gal Roppe Gray
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	1,600.00	0.00	616,498.41	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	272.51	0.00	616,770.92	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239481	533633	1,108.87	0.00	617,879.79	U =439-215 carpet replacement A3
46hbc	The Haven of Battle Cre	12/5/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243168	019271 01	355.19	0.00	618,234.98	U =439-215:Plumbing
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	1,027.00	0.00	619,261.98	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	813.75	0.00	620,075.73	U =439-215 U =439-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	63.78	0.00	620,139.51	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	692.52	0.00	620,832.03	U =439-215 U =439-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	5,543.71	0.00	626,375.74	U =439-215 U =439-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	486.00	0.00	626,861.74	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	32.14	0.00	626,893.88	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	1,078.35	0.00	627,972.23	U =369-215 U =369-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	813.75	0.00	628,785.98	U =369-215 U =369-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	63.78	0.00	628,849.76	U =369-215 U =369-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	717.20	0.00	629,566.96	U =369-215 U =369-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	5,260.00	0.00	634,826.96	U =369-215 U =369-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240349	23525	1,493.10	0.00	636,320.06	U =128-200 U =128-200:Plank

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46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	813.75	0.00	637,133.81	U=128-200 U =128-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	102.30	0.00	637,236.11	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	1,134.52	0.00	638,370.63	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	7,885.23	0.00	646,255.86	U=128-200 U =128-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	45.12	0.00	646,300.98	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	368.70	0.00	646,669.68	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,522.13	0.00	648,191.81	U=104-200 U =104-200:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	813.75	0.00	649,005.56	U=104-200 U =104-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	102.30	0.00	649,107.86	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,134.52	0.00	650,242.38	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	8,192.03	0.00	658,434.41	U=104-200 U =104-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	45.12	0.00	658,479.53	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	573.33	0.00	659,052.86	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	159.00	0.00	659,211.86	U=439-215 U =439-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	263.00	0.00	659,474.86	U=369-215 U =369-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,705.86	U=128-200 U =128-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,936.86	U=104-200 U =104-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243166	018810 01	446.18	0.00	660,383.04	U =128-200:Plumbing
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243167	018811 01	371.72	0.00	660,754.76	U =369-215:Plumbing
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	649,003.04	Rvs 209-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	15,250.00	633,753.04	Rvs 115-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	632,153.04	Rvs 104-200 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,300.00	630,853.04	Rvs 369-215 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,453.04	Rvs 439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,053.04	Rvs 243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	628,453.04	Rvs 128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,200.00	627,253.04	Rvs 439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,547.33	618,705.71	Rvs 439-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,222.33	610,483.38	Rvs 369-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	598,731.66	Rvs 128-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	586,979.94	Rvs 104-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,724.94	Rvs 204-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,469.94	Rvs 104-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,324.94	Rvs 322-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,179.94	Rvs 469-215 Vanity Top
Net Change=586,179.94							721,319.72	135,139.78	586,179.94	= Ending Balance =
7550-0175	REHAB - BUILDING EXTERIOR								0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1238839	112822-3		19,370.00	0.00	19,370.00	Patio Door Replacements (10)
Net Change=19,370.00							19,370.00	0.00	19,370.00	= Ending Balance =

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7550-0185				REHAB - ROOF					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Gates General Contractor (gates)	P-1205304	42371	4,125.00	0.00	4,125.00	Chimney repair
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	17,905.50	0.00	22,030.50	Roof - Rebuild Stairs
46hbc	The Haven of Battle Cre	12/26/2022	12-2022	Gates General Contractor (gates)	P-1243654	42711	17,905.50	0.00	39,936.00	Crossover Stair Systems
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	17,905.50	22,030.50	Rvs Roof - Stairs
Net Change=22,030.50							39,936.00	17,905.50	22,030.50	= Ending Balance =
7550-0195				REHAB - EXTERIOR PAINTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	0.00	21,900.00	0.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	0.00	2,250.00	21,900.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	0.00	6,279.94	17,870.06	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	24,150.00	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	30,429.94	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	21,900.00	8,529.94	Rev Exterior Paint
Net Change=8,529.94							60,859.88	52,329.94	8,529.94	= Ending Balance =
7550-0197				REHAB - EXTERIOR LIGHTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,927.00	-1,927.00	Rvs Conduit Repair
Net Change=-1,927.00							0.00	1,927.00	-1,927.00	= Ending Balance =
7550-0200				REHAB - C AREA HALLWAYS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/25/2022	02-2022	Doc Inc (doc)	P-1185519	289448	10,853.46	0.00	10,853.46	Unit Door Hardware
46hbc	The Haven of Battle Cre	2/25/2022	03-2022	The Home Depot Pro (howilm)	P-1187128	671007136	195.73	0.00	11,049.19	250 Box Key Blanks
46hbc	The Haven of Battle Cre	3/4/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1187771	1889	24,995.63	0.00	36,044.82	Hallway Painting
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1189582	1899	24,995.63	0.00	61,040.45	Hallway Painting
46hbc	The Haven of Battle Cre	4/20/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194810	1919	49,991.25	0.00	111,031.70	Hallway Painting
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194936	1915	1,291.11	0.00	112,322.81	T111 Breezeway Repairs
Net Change=112,322.81							112,322.81	0.00	112,322.81	= Ending Balance =
7550-0285				REHAB - SECURITY SYSTEM					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/18/2022	11-2022	Per Mar Security & Research Corp (permar1C P-1235975)	2927602		1,250.00	0.00	1,250.00	Security
Net Change=1,250.00							1,250.00	0.00	1,250.00	= Ending Balance =
7550-0300				REHAB - LANDSCAPING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	13,998.97	0.00	13,998.97	Tree Care Services

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46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har P-1238848		30946	16,200.00	0.00	30,198.97	Office Area Drainage and Patio
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har P-1238849		31215	6,392.00	0.00	36,590.97	Office Area Drainage and Patio
46hbc	The Haven of Battle Cre	12/20/2022	12-2022	Bartlett Tree Experts (bartletttree)	P-1243518	40666184-0	12,803.12	0.00	49,394.09	Tree Care Services
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	13,998.97	35,395.12	Rvs Tree Care Services
				Net Change=35,395.12			49,394.09	13,998.97	35,395.12	= Ending Balance =
7550-0325				REHAB - ASPHALT/PARKING LOT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	9/22/2022	12-2022	ACS Asphalt Concrete Solutions Inc. (asphalt P-1238859		22.2134.1	2,675.00	0.00	2,675.00	Re-striping of under ground parking stalls
				Net Change=2,675.00			2,675.00	0.00	2,675.00	= Ending Balance =
7550-0410				REHAB - GARAGE					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,490.00	0.00	11,490.00	Garage Doors
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Twin City Garage Door Company (twincitygar P-1238844		553847	11,490.00	0.00	22,980.00	Garage door installation
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,490.00	11,490.00	Rvs Garage Doors
				Net Change=11,490.00			22,980.00	11,490.00	11,490.00	= Ending Balance =
7550-0411				REHAB - UNDERGROUND PARKING DECK					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	SPS Inc. (spsinc)	P-1234002	14923	2,975.78	0.00	2,975.78	Garage sweep and clean
				Net Change=2,975.78			2,975.78	0.00	2,975.78	= Ending Balance =
7550-0500				REHAB - POOL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	4/15/2022	06-2022	Horizon Pool Supply (horizonp)	P-1203455	INV13698	902.88	0.00	902.88	Pool Supplies
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	0.00	902.88	0.00	Reclass Pool Supplies
				Net Change=0.00			902.88	902.88	0.00	= Ending Balance =
7550-0550				REHAB - RECREATION AREA					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	Realm Electric LLC (realmel60402)	P-1180000	10548	150.00	0.00	150.00	Troubleshoot outlet
46hbc	The Haven of Battle Cre	1/5/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1177946	771988	1,366.27	0.00	1,516.27	Leasing/Lobby Lights
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Junior The Movers, LLC (junior)	P-1183101	1312022	525.00	0.00	2,041.27	Office Movers
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Kraft Mechanical LLC (kraftmech)	P-1184299	24126	5,986.00	0.00	8,027.27	Temp Construction Heater
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	0.00	1,800.00	8,027.27	T111 Repairs
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	0.00	4,000.00	5,827.27	PVC Baseboard in Pool
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	9,827.27	PVC Baseboard in Pool
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	13,827.27	PVC Baseboard in Pool
46hbc	The Haven of Battle Cre	12/14/2021	03-2022	Parameters (paramel70652)	P-1189042	57856	3,236.25	0.00	17,063.52	Interior Design Fee
46hbc	The Haven of Battle Cre	2/7/2022	03-2022	Renovation Systems (renovat60605)	P-1190546	500908	589.31	0.00	17,652.83	Carpet and Vinyl Install
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190547	502976	415.28	0.00	18,068.11	Package Room Flooring Repair
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190548	502973	670.71	0.00	18,738.82	Elevator Flooring

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46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accrual Reversals	J-339797	Accruals	0.00	3,236.25	15,502.57	Rvs Interior Design Fee
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accual	0.00	81,030.00	-65,527.43	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	1/6/2022	04-2022	Sherwin Williams Co. (sherwinmn)	P-1194934	4009-6	603.50	0.00	-64,923.93	Leasing Center/Lobby Paint
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191838	675788293	167.38	0.00	-64,756.55	amenities/Gym
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191839	675788301	3.20	0.00	-64,753.35	amenities/Gym
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191836	676288343	648.65	0.00	-64,104.70	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191837	676288350	70.31	0.00	-64,034.39	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191835	24571	1,325.00	0.00	-62,709.39	Pool heater rental - temporary
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1193993	MM040522M	5,978.00	0.00	-56,731.39	Fitness Center Equipment
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	35,545.00	0.00	-21,186.39	Pool Remodel
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	21,959.00	0.00	772.61	Pool Lighting Upgrade
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	16,986.00	0.00	17,758.61	Backfill under Deck
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	1,390.00	0.00	19,148.61	Replace pool light
46hbc	The Haven of Battle Cre	4/6/2022	04-2022	Johnson Health Tech North America Inc. (me P-1193780)	P-1193780	9003144373	8,287.22	0.00	27,435.83	Fitness Center Elliptical
46hbc	The Haven of Battle Cre	4/8/2022	04-2022	Johnson Health Tech North America Inc. (me P-1192811)	P-1192811	9003145882	2,682.85	0.00	30,118.68	Matrix endurance LED Recumbent
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Doci Inc (doci)	P-1195145	22303	48,873.50	0.00	78,992.18	Package Room, Fitness, Office Install Labor
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	40,435.00	38,557.18	Rvs Pool Rehab
46hbc	The Haven of Battle Cre	4/27/2022	04-2022	Johnson Health Tech North America Inc. (me P-1195147)	P-1195147	101980104	4,694.72	0.00	43,251.90	Matrix Treadmills (2)
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,402.33	0.00	44,654.23	03/22 Fitness Center Tv/Brackets
46hbc	The Haven of Battle Cre	1/20/2022	05-2022	Renovation Systems (renovat60605)	P-1197266	499212	3,758.37	0.00	48,412.60	Carpet in Leasing Office
46hbc	The Haven of Battle Cre	3/3/2022	05-2022	Renovation Systems (renovat60605)	P-1197268	499214	728.07	0.00	49,140.67	Carpet in Elevators
46hbc	The Haven of Battle Cre	3/28/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1198418	24556	4,200.00	0.00	53,340.67	Office/Bathroom Baseboard Heat
46hbc	The Haven of Battle Cre	4/4/2022	05-2022	Renovation Systems (renovat60605)	P-1197267	499213	7,258.89	0.00	60,599.56	Carpet in Fitness Center
46hbc	The Haven of Battle Cre	4/15/2022	05-2022	Renovation Systems (renovat60605)	P-1198918	509986	430.50	0.00	61,030.06	Fitness Center Vinyl Replacement
46hbc	The Haven of Battle Cre	4/26/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1196639	25123	780.00	0.00	61,810.06	Temp Pool Heater Disconnect
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1200815	052522 Billbe	2,605.44	0.00	64,415.50	02/22 KRec AX#46 Mini Fridge and Tile
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	4,200.00	60,215.50	Rvs Office/Bathroom - baseboard heat
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Final Coat Painting, Inc. (finalco42374)	P-1204731	1937	3,367.77	0.00	63,583.27	Third Floor Amenity Room Painting
46hbc	The Haven of Battle Cre	6/5/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1202863	8 001	1,750.00	0.00	65,333.27	Office - Computer/Network Setup
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	335.45	0.00	65,668.72	05/22 Bathroom Signage/Paper Towels
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	170.88	0.00	65,839.60	05/22 Bathroom Soap Dispenser
46hbc	The Haven of Battle Cre	6/29/2022	07-2022	Kraft Mechanical LLC (kraftmech)	P-1209083	25997	179,750.00	0.00	245,589.60	HVAC Unit for Pool
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	40.98	0.00	245,630.58	06/22 KRec AX #46 Shower Soap Dispenser
46hbc	The Haven of Battle Cre	7/31/2022	07-2022	Accrual	J-347244	Accrual	0.00	179,750.00	65,880.58	Rvs HVAC Unit for Pool
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	0.00	2,788.62	65,880.58	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	3/2/2022	08-2022	Kraft Mechanical LLC (kraftmech)	P-1213813	24346	1,325.00	0.00	69,994.20	Temp Heater Rental
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	0.00	4,973.00	69,994.20	Store front door installation

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	NRH Plumbing (nicolen42369)	P-1217883	8520690	2,025.00	0.00	76,992.20	Fitness Center Bathroom
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Realm Electric LLC (realmel60402)	P-1218784	10737	340.87	0.00	77,333.07	Package Room
46hbc	The Haven of Battle Cre	1/31/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1220490	013122	595.69	0.00	77,928.76	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	3/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223966	675788293	167.38	0.00	78,096.14	amenities/Gym
46hbc	The Haven of Battle Cre	8/5/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222590	292673	4,973.00	0.00	83,069.14	Store front door installation
46hbc	The Haven of Battle Cre	8/17/2022	09-2022	Per Mar Security & Research Corp (permar1C	P-1224047	2858857	980.00	0.00	84,049.14	Electronic Door Hardware and Installation - Pool FOBS
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	4,973.00	0.00	84,049.14	Store front door installation
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation
46hbc	The Haven of Battle Cre	9/26/2022	09-2022	The Home Depot Pro (howilm)	P-1223229	675788293-1	0.00	167.38	78,908.76	amenities/Gym
46hbc	The Haven of Battle Cre	9/27/2022	09-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1223980	460922BB	4,550.19	0.00	83,458.95	07/22 KR AX #46 Pool Furniture
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	41,950.00	0.00	125,408.95	Amenity Space Enhancement - Old Pool
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	10,000.00	0.00	135,408.95	Amenity Space Enhancement - Patio Area
46hbc	The Haven of Battle Cre	9/30/2022	09-2022	Accrual Reversals	J-350140	Accruals	0.00	33,545.00	101,863.95	Rvs Amenities Enhancements - Pool
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	992.00	0.00	102,855.95	Package Room Door Hardware & Electric Strike
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	307.61	0.00	103,163.56	Package Room Door Hardware & Electric Strike
46hbc	The Haven of Battle Cre	9/22/2022	10-2022	Luxer One (luxerco45579)	P-1230421	2022/09/007	346.35	0.00	103,509.91	Office Start Up Equip - Taxes
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1230281	2906026	5,785.00	0.00	109,294.91	Security
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	485.38	0.00	109,780.29	Emergency Pool Phone
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	56.99	0.00	109,837.28	Pool Phone Protection Plan
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	902.88	0.00	110,740.16	Reclass Pool Supplies
46hbc	The Haven of Battle Cre	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	482.01	0.00	111,222.17	10/22 Emergency Pool Phone
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	12,285.00	0.00	123,507.17	Mailboxes
46hbc	The Haven of Battle Cre	4/13/2022	12-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1242362	MM040522M	1,415.00	0.00	124,922.17	Fitness Center Equipment
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238848	30946	17,895.60	0.00	142,817.77	Paver Patio by Pool
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1243519	30947	3,788.40	0.00	146,606.17	Pool Patio Pavers
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Antonelli & Associates Inc (antonelland)	P-1238845	7980	12,285.00	0.00	158,891.17	Mailboxes
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238849	31215	12,108.00	0.00	170,999.17	Paver Patio by Pool
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	12,285.00	158,714.17	Rvs Mailboxes
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	41,950.00	116,764.17	Rvs Amenity Space Upgrades
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	10,000.00	106,764.17	Rvs Patio Area - Pool Perimeter
Net Change=							106,764.17			106,764.17 = Ending Balance =

7550-0560	REHAB - STARTUP COSTS								0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	12/27/2021	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179781	2006	1,100.00	0.00	1,100.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	500.00	0.00	1,100.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	300.00	0.00	600.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	1,100.00	0.00	300.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	200.00	Revenue Mgmt consulting fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	1,200.00	Revenue Mgmt Implementation fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	500.00	0.00	1,700.00	Revenue Mgmt Training Webinar
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182647	1211201203	500.00	0.00	2,200.00	1/22 Rev Mgmt training Webinar
46hbc	The Haven of Battle Cre	2/14/2022	03-2022	Ryan Siemers Photography and Design LLC (-P-1186627	P-1186627	140564	650.00	0.00	2,850.00	Architectural Photography
46hbc	The Haven of Battle Cre	3/9/2022	03-2022	CDW Direct LLC (cdw)	P-1187562	5201557	860.53	0.00	3,710.53	Laptop
46hbc	The Haven of Battle Cre	1/27/2022	04-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1192633	9199520300	1,251.78	0.00	4,962.31	Carpet Extractor
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	32.50	0.00	4,994.81	dividers
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	112.17	0.00	5,106.98	box files
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	63.27	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	32.50	0.00	4,994.63	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	112.17	0.00	5,106.80	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	63.45	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/18/2022	04-2022	The Home Depot Pro (howilm)	P-1193816	678673351	367.56	0.00	5,329.69	O-Zone generator
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	1,251.78	4,077.91	Rvs Carpet extractor
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Luxer One (luxerco45579)	P-1205513	22010/2022/	4,398.00	0.00	8,475.91	Package Room Install
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	702.00	0.00	9,177.91	security camera install equipment
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	479.94	0.00	9,657.85	wireless cameras - 6 qty
				Net Change=9,657.85			15,125.87	5,468.02	9,657.85	= Ending Balance =
7550-0675				REHAB - FIRE PROTECTION					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/7/2022	10-2022	Viking Automatic Sprinkler Co (viking104640)	P-1226905	1025-F23968	1,350.00	0.00	1,350.00	Sprinkler Head Replacement/Test
				Net Change=1,350.00			1,350.00	0.00	1,350.00	= Ending Balance =
7550-0677				REHAB - SAFETY/ADA					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Electric Fire & Security Inc. (efs)	P-1186845	34273	1,000.00	0.00	1,000.00	Replace rewire Cameras
				Net Change=1,000.00			1,000.00	0.00	1,000.00	= Ending Balance =
7550-0680				REHAB - HVAC					0.00	= Beginning Balance =



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46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193089	24772	405.00	0.00	405.00	U=238 Baseboard heater - Pipe Replaced
Net Change=405.00							405.00	0.00	405.00	= Ending Balance =
7550-0685				REHAB - ELECTRICAL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	3/23/2022	03-2022	Realm Electric LLC (realmel60402)	P-1191119	10617	40,515.00	0.00	40,515.00	Unit Electrical Panel Rep
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	81,030.00	0.00	121,545.00	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	0.00	40,515.00	81,030.00	Rvs Electric Panels
46hbc	The Haven of Battle Cre	2/22/2022	09-2022	Viking Automatic Sprinkler Co (viking104640)	P-1222592	1025-F20313	5,672.07	0.00	86,702.07	Relocate Fire Control Panel
46hbc	The Haven of Battle Cre	11/30/2022	11-2022	Accrual Reversals	J-353707	Accruals	0.00	40,515.00	46,187.07	Rvs Electric Panels
Net Change=46,187.07							127,217.07	81,030.00	46,187.07	= Ending Balance =
7550-0980				REHAB - CONTINGENCY					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/3/2022	01-2022	Brothers Mfg (brothermfg)	P-1178160	506842	8,547.05	0.00	8,547.05	Mice Building Sweep
Net Change=8,547.05							8,547.05	0.00	8,547.05	= Ending Balance =
7550-0985				REHAB - CONST MGMT FEE					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1181974	12312021-46	11,269.24	0.00	11,269.24	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Marquette Apartment Advisors (maa)	P-1181975	12312022-cn	11,269.24	0.00	22,538.48	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Rev 12/21 Accrued CM Fee	J-337298	CB	0.00	22,200.84	337.64	Rev 12/21 CM Fee
46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accruals	J-340303	Accruals	16,874.58	0.00	17,212.22	01/22-03/22 Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1197437	46CMF1QTR	8,300.19	0.00	25,512.41	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	Marquette Apartment Advisors (maa)	P-1197440	46CMF1QTR	8,300.19	0.00	33,812.60	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	16,874.58	16,938.02	Rvs 1st Qtr Construction Mgmt Fees
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	10,721.32	0.00	27,659.34	2Q22 CM Fees
46hbc	The Haven of Battle Cre	7/31/2022	08-2022	Marquette Apartment Advisors (maa)	P-1213381	46CMF2QTR	10,721.33	0.00	38,380.67	2nd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accrual	J-350927	Accrual	17,240.13	0.00	55,620.80	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/26/2022	10-2022	Marquette Apartment Advisors (maa)	P-1230295	46CMF3QTR	8,054.45	0.00	63,675.25	3rd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	10/27/2022	10-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1230593	461022CMF	8,054.45	0.00	71,729.70	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/31/2022	10-2022	Accrual Reversal	J-354620	Accrual	0.00	17,240.13	54,489.57	Rvs 3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	12/30/2022	12-2022	Accrual	J-356737	Accrual	18,341.65	0.00	72,831.22	Construction Management Fee - 4th Qtr
Net Change=72,831.22							129,146.77	56,315.55	72,831.22	= Ending Balance =
							1,920,675.92	810,514.17		

# EXHIBIT D

# THE HAVEN of BATTLE CREEK

## NOTICES FOR THE HAVEN OF BATTLE CREEK

### NOTICE TO ALL RESIDENTS

Dear Resident:

We are sending this letter to all residents of The Haven of Battle Creek to let you know of ownership's plans to renovate and provide much needed rehabilitation of original apartments in the building.

When we acquired The Haven of Battle Creek in 2021 most units at the property had the original, 1988, interior design and materials including cabinetry, most appliances, fixtures, flooring, lighting, closet doors and other decor. The original units are obsolete in many ways and Management cannot find replacement parts, and materials. Original units have experienced decades of wear and tear and are sadly in need of updating and renovation.

Several units have been updated and renovated as vacancies occurred. We are now moving to a stage in our renovation plans where residents that have leases ending may receive a 90-day notice that they will need to vacate when their lease ends. For residents that do not receive a vacate notice, but have a lease ending, we will permit residents to remain month-to-month tenants, with a two-month notice period, with the understanding that any resident in an original unit will, eventually, be given a notice of termination of the tenancy. To comply with St. Paul ordinances that relate to termination or nonrenewal of a lease for rehabilitation and renovation, we will give a longer notice than the two-month notice required under a lease. A 90-day notice will be given.

Residents that enjoy living at The Haven of Battle Creek but are currently living in an original (1988) unit, are encouraged to contact the Management office to ask about the availability of renovated units and to consider making a request to apply for a renovated unit. Any available renovated apartment will be offered at the current rental rates for a renovated unit and units are rented on a first come, first serve basis. Also, current residents seeking to transfer to a renovated unit will need to complete the terms of their current lease, or give the proper, two-month, written notice to vacate, and to apply and be screened in accordance with Management's current screening criteria, including qualification for a unit at the renovated rental rates.

This notice also serves as communication to you that there are no substantially equivalent replacement units available to you for transfer at the building. It is Management's plan to remove the original, 1988, units from rental availability and renovate all 1988 original apartments.

Please be assured that any rental reference we give to a future owner or screening service will make it clear that your tenancy was terminated in connection with building wide, universal, plans for needed renovation.

Again, we thank everyone for their residency at The Haven of Battle Creek and appreciate your understanding regarding this matter.

Sincerely,

Kelly Delisle  
Property Manager

# EXHIBIT

# E

## House Keeping Issues

<kdelisle@marqnet.com>

Reply-To: <kdelisle@marqnet.com>

To: <saqfish@gmail.com>

Tue, May 10, 1:49 PM

Good Afternoon -

Please see attached letter regarding house keeping

May 10, 2022

Abdirisaq Shelk and All Other Leaseholder(s)

[215 Kipling St.](#) S. #244

St. Paul, MN 55119

Dear Abdirisaq,

It has been brought to management attention that your apartment home/living environment is posing multiple health and safety risks.

We are requesting immediate action for you to clean up your living environment on or before May 31, 2022\_\_\_\_\_.

Your apartment home will be re-inspected by management to ensure it meets our guidelines per your lease agreement.

In the event you do not adhere to our request you will be served with a 10-Day notice to vacate the premises.

If you have any question, please contact management office at 651-583-5811.

Thank you in advance.

Sincerely,

Kelly Delisle

Property Manager

The Haven of Battle Creek Apartments

**THE HAVEN**  
of  
**BATTLE CREEK**

July 28, 2022

Paul Stoderl and All Other Leaseholder(s)  
215 Kipling St. # 241  
St. Paul, MN 55119

Dear Paul Stoderl ,

It has been brought to management attention that your apartment home/living environment is posing multiple health and safety risks.

**We are requesting immediate action for you to clean up your living environment on or before August 5, 2022**

Your apartment home will be re-inspected by management to ensure it meets our guidelines per your lease agreement. In the event you do not adhere to our request this could result in termination of your lease.

*If you have any question, please contact management office at 651-432-4708.*

*Thank you in advance.*

*Sincerely,*

*Kelly Delisle*

*Property Manager*

*The Haven of Battle Creek Apartments*

**CC: FILE**

# EXHIBIT

# F

## Tenant Meeting This evening

**The Haven of Battle Creek** <no-reply@rentcafe.com>

Reply-To: <kdelisle@marqnet.com>

To: <saqfish@gmail.com>

Tue, May 10, 5:31 PM

Good Afternoon Haven of Battle Creek Residence -

It has been brought to the attention of the office that there are several notices being handed out on your doors of a tenant meeting this evening at The Battle Creek Recreation Center at 5:30PM.

Please be advised that WE at the Haven of Battle Creek are not putting on a Tenant Meeting.

This notice is not being delivered by any of our Employees and should be ignored.

Sincerely,

Management

200 Winthrop St S, St Paul, MN 55119

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This email was sent to [saqfish@gmail.com](mailto:saqfish@gmail.com). To ensure you continue receiving our emails, please add us to your address book or safe list. You can opt out of email notifications from The Haven of Battle Creek [clicking here](#). You can opt out of all email notifications from Marquette Management, Inc [clicking here](#).



**BBQ Tomorrow**

**The Haven of Battle Creek** <no-reply@rentcafe.com>  
Reply-To: <kdelisle@marqnet.com>  
To: <saqfish@gmail.com>

Wed, Jun 8, 3:34 PM

Dear Residents,

There is a flyer being placed on doors regarding a resident BBQ on June 9<sup>th</sup>, from 5pm -9pm in the courtyard. This event is not authorized or being held by Marquette Management, Inc. We do apologize for the nuisance this is causing.

Our Pool Party and BBQ is being planned when the pool opens and will keep you updated of the date and time of that event (anticipating around mid-July)

The only grills allowed to be used are the ones that are permanently in the ground or approved by management. Also, speaking of grills, charcoal grills are not permitted on patio or balconies and gas grills must be 25 ft away from the building to be used. The only acceptable grill for the patio/balcony is an electric grill.

Thank you,

Management

[200 Winthrop St S, St Paul, MN 55119](#)

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This email was sent to [saqfish@gmail.com](mailto:saqfish@gmail.com). To ensure you continue receiving our emails, please add us to your address book or safe list. You can opt out of email notifications from The Haven of Battle Creek [clicking here](#). You can opt out of all email notifications from Marquette Management, Inc [clicking here](#).

# EXHIBIT

2

February 15, 2023

Department of Safety and Inspections  
Rent Stabilization Program  
375 Jackson Street Suite 220  
Saint Paul, MN 55101-1806  
*Rent-Stabilization@ci.stpaul.mn.us*

## **Complaint by Resident Challenging The Haven of Battle Creek’s Rent Increase Application**

We are attorneys with the Housing Justice Center who are representing Sumeya Mohamed, her mother Rukia Bile, and the other four members of their household in the filing of this Complaint. Ms. Mohamed and her family are residents of The Haven of Battle Creek (“Haven”), a 216-unit apartment complex built in 1976 and located at 200 Winthrop Street South in St. Paul. Most facts set forth in this Complaint are common to Ms. Mohamed and her household and to all other residents at Haven.

Sec. 193A.07(f)(2) provides for this Complaint, as the Department of Safety and Inspection (“Department”) issues a Department Determination only “upon completion of review of RROI Application *and* Complaints.” (Emphasis added.) Further, review of this Complaint is required because the Department must “conduct any necessary investigation” upon receipt of an RROI application. Sec. 193A.07(a)(5).

Ms. Mohamed and her household have been residents of Haven since 2015. In May 2021, Marquette Management (“Marquette”) took over as Haven’s property manager. In the 21 months since, Marquette has (1) subjected tenants to illegal and unsafe renovations that expose them to lead paint and asbestos hazards, (2) deprived tenants of basic repair and maintenance services, and (3) provided a substandard level of management services. For these reasons, it would be unlawful for Haven to receive any kind of rent exception, especially in the midst of renovation that is unsafe and illegal, and that is being done with respect to apartments in which Marquette has repeatedly violated its statutory covenants of habitability. Marquette is cynically using its own repeated violations of health and safety law to justify rent increases that would further harm a tenant population it has already endangered. Moreover, Marquette has not shown that its enormous increase in management expenses—an increase that has not benefitted the current tenant community—is in anyway reasonable. We respectfully request that the Department reject Marquette’s application.

### **A. Marquette Is Not Eligible for an RROI Rent Increase**

St. Paul’s Rent Stabilization Ordinance (“Ordinance”) generally limits rent increases to 3% annually. Sec. 193A.04. However, landlords can request an exception to the rent cap based on their right to a reasonable return on their investments (“RROI”). Sec. 193A.06(a).

In January 2023, Marquette submitted an RROI application, with later supplements, seeking an exception to the rent cap because of a purported (1) increase in real property taxes; (2) an unavoidable increase in operating expenses; and (3) completed and planned capital

improvement projects.<sup>1</sup> [Ex. A]<sup>2</sup> On these grounds, Marquette claimed it was eligible for a 25.85% rent increase. [Ex. B, p. 15]

When evaluating rent increase requests based on an RROI, the City is required to take into account nine factors. Sec. 193A.06(a). In addition to the three factors on which Marquette based its RROI application (property taxes, operating expenses, and capital improvements), other factors the City “must take into account” include the following

(6) Increases or decreases in other Housing Services provided, or occupancy rules;

(7) Substantial deterioration of the Rental Unit other than as a result of normal wear and tear; [and]

(8) Failure on the part of the Landlord to provide adequate Housing Services, or to comply substantially with applicable state rental housing laws, Local Housing, Health, and Safety Codes, or the Rental Agreement[.]

Sec. 193A.06(a)(6)-(8). As set forth below, Marquette has wholly failed to prove that it is eligible for a rent increase based upon these factors.

**B. “Failure on the part of the Landlord to provide adequate Housing Services, or to comply substantially with applicable state rental housing laws, Local Housing, Health, and Safety Codes, or the Rental Agreement”**

Marquette has failed to provide housing that substantially complies with applicable state law, local health and safety codes, and the Haven rental agreement. Accordingly, its rent increase request should be denied.

The Ordinance mandates that, when evaluating a landlord’s rent increase request, the City must take into account a landlord’s failure to “comply substantially with applicable state rental housing laws, Local Housing, Health, and Safety Codes, or the Rental Agreement.” Sec. 193A.06(a)(8). The Ordinance further clarifies that “[t]he City will not grant an exception to the limitation on Rent increases for any unit where the Landlord has failed to bring the Rental Unit into compliance with the implied warranty of habitability in accordance with Minnesota Statutes section 504B.161.” Sec. 193A.06(b).

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<sup>1</sup> Marquette also submitted a blanket request to raise rents pursuant to three Just Cause Vacancy criteria. *See* Sec. 193A.05(b)(a), (b), (g). [Ex. A] To the extent this request is still a part of their application, the information in this Complaint shows that Marquette has failed to establish Just Cause Vacancy criteria.

<sup>2</sup> All Exhibits attached to this Complaint are referenced as “Ex. \_\_\_.” All Exhibits, except for Exhibit C, are documents Marquette provided to the Department as part of its rent increase request.

The implied warranty of habitability, codified in section 504B.161 and confirmed by the Minnesota Supreme Court in *Fritz v. Warthen*, 213 N.W.2d 339 (Minn. 1973), provides, in relevant part, that residential landlords promise “to keep the premises in reasonable repair during the term of the lease” and “to maintain the premises in compliance with the applicable health and safety laws of the state, and of the local units of government where the premises are located.” Minn. Stat. § 504B.161, subd. 1(a)(2), (4). Independent of this implied warranty, Marquette makes similar habitability promises in the “Responsibilities of Owner” section of its standard lease. (Ex. C and excerpt below.)

32. RESPONSIBILITIES OF OWNER. Pursuant to state law, we covenant:

- (a) that the apartment and all common areas are fit for the use intended by you and us;
- (b) to keep the apartment in reasonable repair during the term of this Lease Contract, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control; and
- (c) to maintain the apartment in compliance with the applicable health and safety laws of the State of Minnesota, including the weatherstripping, caulking, storm window, and storm door energy efficiency standards for renter-occupied residences prescribed Minnesota Statutes, Section 216C.27, subdivisions 1 and 3, and of the local units of government where the apartment is located during the term of this Lease Contract, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control.

As described below, Marquette materially breached both the warranty of habitability and its rental agreement. It has failed to comply with numerous health and safety laws, and in doing so, it has subjected all Haven tenants to living conditions that pose a significant threat to their health and safety. In addition, Marquette has withheld routine maintenance in older units, failing to keep many units in reasonable repair.

**(a) Marquette conducts illegal renovations that endanger the health and safety of existing tenants.**

As evidenced by its submissions to the City on January 24, 2023, Marquette is, and has been, engaging in extensive renovation of Haven’s common areas and individual apartment units since it took over operation of the complex in May 2021. Because Marquette is the owner and property manager of a residential building doing construction with occupants present, it must comply with a wide array of health and safety laws enacted to protect the tenants and public from unsafe environmental and living conditions in the course of renovation, maintenance, and repair activities. These laws include, but are not limited to, the Renovation, Repair and Painting (“RRP”) Rule, 40 C.F.R. § 745.80, subp. E (lead paint protection); the Lead Poisoning Prevention Act, Minn. Stat. §§ 144.9501-.9512 (same); Occupational Safety and Health Act (OSHA) regulations, 29 C.F.R. § 1926.1101 (asbestos protection); state OSHA regulations, Minn. R. 5205.0650, .0660, 5207.0035 (same); Minn. R. 7035.0805 (protection against hazardous materials in renovation and demolition); Ramsey County, Minn., Hazardous Waste Management Ordinance § 3.06 (protection against hazardous materials in waste disposal); Ramsey County, Minn., Solid Waste Ordinance § 15 (same); the Minnesota Building Code, Minn. R. 1300.0120, .0210 (inspection and permitting

requirements for repair); the St. Paul Building Code, St. Paul, Minn., Legislative Code § 33.03 (same); and the St. Paul Property Maintenance Code, St. Paul, Minn., Legislative Code §§ 34.08, .09, .10 (maintenance requirements for interior and exterior of apartment dwellings).

The RRP Rule illustrates the stringent nature of these laws. The RRP Rule protects building occupants from lead paint exposure during construction that could disturb painted surfaces and expose occupants to lead hazards. Residential buildings, such as Haven, which were constructed prior to 1978 are presumed to have lead paint present. Accordingly, the RRP Rule applies and mandates that Haven’s property owners and managers performing renovation, repair, or painting must use (1) EPA-certified renovators that (2) employ trained workers, (3) follow extensive lead-safe work practices, (4) provide advance notice to all tenants in the vicinity of the work area, and (5) document compliance with all lead-safe work practices. *See* 40 C.F.R. §§ 745.80, .81(a)(3), .84, .85, .86, .89(d)(1)-(5).

Similarly, Minnesota’s Lead Poisoning Prevention Act, Minn. Stat. §§ 144.9501-.9512, requires owners and property managers of buildings constructed prior to 1978—such as Haven—to contract with lead safe certified contractors to make repairs, when conducting interior renovations in excess of six square feet, Minn. Stat. § 144.9505, subd. 6.

Equally important, asbestos exposure during renovation is regulated under federal and state OSHA regulations (the federal OSHA rules were adopted by Minnesota in Minn. R. 5205.0660, subp. 3; Minn. R. 5207.0035). These laws place an affirmative burden on property owners and managers to ensure that tenants are not exposed to dangerous levels of asbestos during the course of renovation and repair work. 29 C.F.R. § 1926.1101(k), (n); Minn. R. 5205.0660; Minn. R. 5207.0035. Among their responsibilities, property owners and managers must identify as presumed asbestos-containing material any thermal system insulation, surfacing material, or vinyl flooring installed prior to 1981. 29 C.F.R. § 1926.1101(b), (k)(1)(i), (k)(2). Property owners and managers can rebut the asbestos presumption only through the use of specified testing requirements. *Id.* § 1926.1101(k)(5). In addition, property managers and owners must retain any records concerning the identification of presumed asbestos-containing materials, along with any documentation that may demonstrate that those materials are not asbestos-containing. *Id.* § 1926.1101(n)(5)-(6).

Marquette is fully aware of its legal duty to protect Haven tenants from presumed lead paint and asbestos exposure under the above health and safety laws. Marquette attaches to the standard Haven lease a “Protect Your Family from Lead in Your Home” pamphlet, which explains in detail the dangers to children and adults of disturbing lead paint and describes the certification and lead-safe practice requirements of the RRP rule. [Ex. C] Marquette’s standard lease also contains an “asbestos addendum,” in which Marquette acknowledges that it is required by law to take precautions to minimize damage and disturbance of asbestos-containing materials. [Ex. C]

As evidenced in its RROI application, Marquette has, and currently is, engaging in a variety of renovation activities that would implicate the above rules. These activities include, but are not limited to: carpet, vinyl, and wood flooring removal and installation; door and window replacements; exterior and interior painting; electrical panel replacement; and counter and cabinet removal and installation. [Ex. D, p. 1, 3; Ex. E] It is inevitable that these activities will create

massive disturbance of presumed lead-paint surfaces and suspected asbestos-containing materials at Haven.

However, Marquette has failed to comply with the health and safety laws mentioned above, including the hiring of certified renovators conducting renovations in the manner required by lead paint and asbestos protection law. In August 2022, Housing Justice Center sent Marquette a detailed letter regarding the apparent illegality of its extensive renovation work under the lead paint and asbestos regulations and requested documentation evidencing the required licensure and certifications of Marquette and its construction personnel, along with any inspection reports for lead-based paint and asbestos. Marquette never provided the documents demonstrating its compliance with health and safety laws. And a review of EPA certified renovation firms<sup>3</sup> shows that neither Marquette, nor a substantial portion of the construction companies it contracts with to perform renovation at Haven, have the necessary certifications, licensing, and training to perform the above renovation work in a building presumed by law to have lead paint and asbestos material throughout.

Moreover, Marquette and its contractors have failed to comply with the tenant notification, on-site safety, and recordkeeping requirements of the lead paint and asbestos laws. On behalf of tenants at Haven, Housing Justice Center has retained an environmental consultant who has investigated common areas and sample apartments at Haven and confirmed evidence of widespread disturbance of presumed lead-paint surfaces and suspected asbestos-containing materials, as well as the absence of any of the required worksite safety and disposal protections. **A report detailing his findings is forthcoming and will be provided to the Department as a supplement to this Complaint.**

As shown above, Marquette’s renovation work—a principal basis for its request for a rent increase—violates “applicable state rental housing laws, Local Housing, Health, and Safety Codes, or the Rental Agreement.” Sec. 193A.06(a)(8). Its reckless renovations jeopardize the health and safety of existing Haven tenants by subjecting them to the risk of lead paint and asbestos exposure, the long-term dangers of which are well-established. The extensive nature of Marquette’s renovations have meant that no tenant is unaffected by its health and safety violations. Therefore, the City must deny Marquette’s rent increase request. *See* Sec. 193A.06(b).

**(b) Marquette withholds legally required maintenance to degrade livability for tenants living in older units.**

At the same time Marquette endangers tenants by unlawfully renovating common areas and empty units, it allows the habitability of older units to worsen by refusing tenants needed maintenance or providing substandard repairs.

Marquette’s own financial statements show that since acquiring Haven it has shrunk the budget dedicated to “Normal Repairs” by nearly 70%, going from \$295,265 in the base year to just \$88,634 in 2022. [Ex. B, p. 7] This decrease in “normal repair” investment is reflected in the experience of tenants, whose maintenance requests are frequently ignored or met with an inadequate response. Tenants—including Ms. Mohamed—have waited weeks to months for

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<sup>3</sup> EPA RRP Certified Firms: <https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearch>.

Marquette to respond to repairs ranging from broken closet doors to malfunctioning fire alarms. Multiple tenants—including Ms. Mohamed—have resorted to sending 14-day repair request letters in an attempt to force Marquette to address their maintenance needs. *See* Minn. Stat. § 504B.385 (allowing tenant to escrow rent if landlord has violated the warranty of habitability, tenant alerted landlord in writing, and 14 days have passed with no corrective action by landlord). And the Department has already been alerted to the fact that Haven tenants have failed Section 8 inspections, or lost their Section 8 vouchers, due to repair issues in their units. Marquette’s decision to defer maintenance is the main reason for the continually degrading living conditions in Haven’s older units.

Further, Marquette is allowing infestation problems to persist throughout Haven even though St. Paul ordinances make the landlord of a residential property “responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists.” St. Paul, Minn., Legislative Code § 34.10(6). In 2019, the prior management company spent \$25,924 on pest control, whereas, in 2022, Marquette has decreased its spending on pest control over 25% to \$18,783. [Ex. F] And this budget decrease is not reflective of decreased need; tenants have consistently reported issues with mice and have recently had to resort to purchasing their own traps.

The Ordinance defines “Housing Services” as including repairs and maintenance. Sec. 193A.03(1). By decreasing its maintenance and repair budget, Marquette has not only failed to provide adequate Housing Services to its tenants, Sec. 193A.06(a)(8), it has also, in comparison with the base year, decreased the Housing Services it provides to tenants, Sec. 193A.06(a)(6). Furthermore, by withholding maintenance, Marquette has allowed its rental units to substantially deteriorate beyond the general wear and tear, Sec. 193A.06(a)(7).

All of these are factors that must be considered by the Department, and all of these factors weigh overwhelmingly against the approval of Marquette’s requested rent increase.

### **C. Capital Improvements**

The “cost of planned or completed capital improvements to the Rental Unit (as distinguished from ordinary repair, replacement and maintenance)” must be considered by the City during its evaluation of a landlord’s RROI application. Sec. 193A.06(a)(3). However, in an attempt to justify massive building-wide rent increases, Marquette has disregarded important Department Rules that limit the reach of capital improvements.

#### **(a) Inclusion of two years of capital improvements.**

Marquette’s MNOI worksheet entry for capital improvements includes improvements for both 2021 and 2022. [Ex. B, p. 11; Ex. D] There is no provision in the ordinance for including in the calculation of net operating income (“NOI”) the cost of capital improvements for years other than the current year (2022). Sections A(1) and (2) of the Rules make it clear that NOI is an annual calculation. A reasonable return is calculated by multiplying a base year NOI by an annual CPI. Including multiple years’ expenses would make this calculation meaningless. That the regulations do not provide for such adjustments demonstrates that capital expenditures for years prior to the “current” year are not to be considered. Note also that the first year of amortization for 2021



expenses would have been 2022 so that for a 2021 expense with a 5-year amortization, there would be only 4 years left.

**(b) Apportioning unit-specific capital improvements to the entire building.**

A significant portion of Marquette’s capital-improvement investments go to a small number of units, yet Marquette is seeking to make the whole building pay for those units’ improvements. Rule 6(a) provides that any allocation of a rent increase predicated on “unit-specific capital improvements must be allocated to that unit.” But Marquette has used over \$200,000 worth of unit-specific capital improvements to pad its general operating expenses and support a 25.85% building-wide rent increase. [Ex. B, p. 7, 11, 15; Ex. D, columns “c” & “i”] Ignoring the violations mentioned above, at most rent increases would be appropriate on the units that actually received the unit-specific capital improvements. Marquette’s unit-specific capital improvements certainly cannot be used to justify rent increase on units in which the improvements are not applicable.

In addition, some of the capital improvements alleged to apply to all 216 units are for amenities that are of questionable value to a large swath of the current tenant population. Specifically, Marquette has expended significant costs to upgrade the pool area. [Ex. D] Given that a substantial percentage of Haven tenants identify as Somali and have certain cultural expectations related to modesty, these residents’ use of the pool is limited.

**D. “Unreasonable increases in expenses since the Base Year.”**

Several of Marquette’s operating costs have dramatically increased over the course of three short years. These exorbitant expense increases cannot reasonably serve as a basis for an exception to the rent cap.

The Ordinance requires the City to consider “[u]navoidable increases or any decreases in maintenance and operating expenses” in its evaluation of a rent exception based upon RROI. Sec. 193A.06(a)(2). However, the Rules specify that “[o]perating expenses shall not include . . . Unreasonable increases in expenses since the Base Year.” Rule 5(c)(vii).

Marquette argues that it has experienced an unavoidable increase in its operating expenses. A significant portion of that hike is due to Marquette’s substantial increase in what the MNOI worksheet classifies as “Manager/Management Services.” In 2019, the prior owner spent \$372,502 on management services. In 2022, Marquette spent \$659,811, an astonishing 77% increase. [Ex. B, p. 7]

Despite this apparent investment in management services, Ms. Mohamed and other Haven tenants have seen a marked decrease in service level. As noted above, maintenance and repair requests often go unresolved for weeks to months, if they are addressed. Further, after maintenance visits, Marquette staff have sent tenants—including Ms. Mohamed—letters threatening lease termination on the basis of unidentified health and safety risks. In Ms. Mohamed’s case, the letter was retracted after Marquette staff were unable to identify any of the alleged health and safety risks. However, these letters function as retaliation against tenants who exercise their rights and push Marquette to address their concerns. Another Marquette-induced barrier to service has been the online maintenance request platform itself, which many residents have struggled with. Yet,

when residents—in particular Somali elders—have sought in-person assistance navigating the maintenance platform, Ms. Mohamed has seen Marquette office staff tell those residents to leave.

Marquette also makes little effort to clearly communicate significant changes to its tenants. After taking control in May 2021, Marquette began to require all residents to pay for certain shared utilities. This was a change for which Marquette provided tenants little explanation, leaving many confused about this service change, what they were paying for, and the subsequent increase in monthly expenses. Furthermore, a substantial portion of Haven residents speak Somali, yet there has been no effort to translate important documents or provide interpretation services.

Haven residents have not received improved management services since Marquette took control, and in no way have Haven residents received management services that would justify a 77% increase in management expenses. This increase in operating expenses is unreasonable and should be excluded from the Department’s consideration of Marquette’s RROI application.

## E. CONCLUSION

As stated in Rule A(8), the purpose of the Department’s reasonable return standard is to **“protect Tenants from substantial Rent increases which are not affordable, and which may force such Tenants to vacate their homes and result in consequences contrary to the stated purposes of the Ordinance,** namely, to maintain the diversity of the Saint Paul community, to preserve the public peace, health and safety, and advance the housing policies of the City.” (Emphasis added.) An approval of Marquette’s rent increase application would be contrary to this purpose. The requested rent increase would prove to be unaffordable for the majority of tenants, almost surely displacing them from the Haven. Moreover, Marquette has failed to meet its burden of justifying this proposed rent increase. Its application is based on illegal and unsafe renovations, ongoing violations of health and safety laws, and dramatic expense increases for which current residents have reaped no benefits. We respectfully request the Department reject Marquette’s application.

## HOUSING JUSTICE CENTER

*s/ James Poradek*


James W. Poradek (#0290488)  
Abigail Hanson (#0402944)  
Housing Justice Center  
275 East Fourth Street, Suite 590  
Saint Paul, MN 55101  
Phone: (612) 723-0517  
[jporadek@hjmcmn.org](mailto:jporadek@hjmcmn.org)  
[ahanson@hjmcmn.org](mailto:ahanson@hjmcmn.org)

# Rent-Increase Complaint

## **Exhibit**

### **A**

1/2/2023 11:39:19 PM

 Time of Completion \*

1/2/2023 11:39:19 PM

 Applicant Name

Cheron Eich

 Applicant Email


ceich@marqnet.com

 Applicant Phone

6303200557

 Applicant Address

419 Matena Drive, Oswego, IL 60543

 Company Represented


The Haven of Battle Creek, 200 Winthrop St. S., St. Paul MN

 Owner


G&I X Phoenix Apartments, LLC

 PIN


022822440095

 Portion of the Building

Multiple units

 Consistent Increases


No

 Percent Increase Proposed

Enter value here

 Effective Date


02/2023

 Justification

["An unavoidable increase in operating expenses", "An increase in real property taxes", "A capital improvement project", "Just Cause Vacancy"]


 Condition of Property

No known code violations


 Added Information

Management is working on the forms that are needed and shall get those over to the City within 7 days.


 Staff or Self Determination

 Effective Date


02/2023

 Justification

["An unavoidable increase in operating expenses","An increase in real property taxes","A capital improvement project","Just Cause Vacancy"]

 Condition of Property


No known code violations

 Added Information


Management is working on the forms that are needed and shall get those over to the City within 7 days.

 Staff or Self Determination

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

 Gross Income


Enter value here

 Net Operating Income


Enter value here

 Gross RROI

Enter value here

 Property Address

200 Winthrop St. S., St. Paul, MN

 Allowable Rent Increase

Enter value here

 Application Status

—

 Appeal Status


—

 Staff Notes


Enter value here

 Attachment

Enter value here

 Just Cause

["Non-payment of Rent","Building Demolition or Dwelling Unit Conversion","Repeated Late Payment of Rent"]

 Attachments

Add or remove attachments

Rent-Increase Complaint  
**Exhibit**  
**B**



**Landlord Worksheet**  
**Rent Increase using Fair Return Standard:**  
**Maintenance of Net Operating Income (MNOI)**

**Amortized Costs of Capital Improvements included in Operating Expenses**

**Introductory Information**

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

**1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

**2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

**3. Base Year**

(a) Calendar year 2019 is the Base Year.

(b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.

(c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

**4. Current Year**

The "current year" shall be the calendar year preceding the application.

**5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: \_\_\_\_\_
2. Parcel Numbers(s): \_\_\_\_\_
3. Year Property Purchased by Current Owner: \_\_\_\_\_
4. Total Number of Units on the Property: \_\_\_\_\_
5. Total Number of Units Affected by Proposed Rent Increase: \_\_\_\_\_
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

**II. Landlord Information**

7. Name: \_\_\_\_\_
8. Phone(s): (\_\_\_\_) \_\_\_\_\_
9. Business Address: \_\_\_\_\_
10. City, State, Zip: \_\_\_\_\_
11. Business E-mail: \_\_\_\_\_

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): (\_\_\_\_) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas			
Electricity			
Water			
Sewer			
Garbage			
Other:			



**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

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**20. Calculation of Net Operating Income**

**VI. Income and Expense Explanation and Calculations**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

- Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

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**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

Annual Total		
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2022)
<b>Rental Income</b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas	\$	\$
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
Other (list separately by type)		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year (2019)	Current Year (2022)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i) ]		
Other (list separately by type):	\$	\$
25. Vandalism Repairs	\$	\$
26. Uninsured Damages	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>\$</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

<b>Capital Improvement Cost</b>	<b>Interest Allowance</b>	<b>Period</b>	<b>Total Principal &amp; Interest – Life of Improvement</b>	<b>Total Interest – Life of Improvement</b>
<b>\$20,000</b>	<b>5.88%</b>	<b>10 yrs. 120 mos.</b>	<b>\$26,500.52*</b>	<b>\$6,500.52</b>

<b>Annual Amortized Cost</b>	<b>Monthly Amortized Cost</b>	<b># of Units</b>	<b>Monthly Cost per Unit</b>
<b>\$2,650.05</b>	<b>\$220.84</b>	<b>4</b>	<b>\$55.21</b>

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.



**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition.

<http://www.freddiemac.com/pmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

---

**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XIV. Owner Performed Labor**

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

<b>Owner Performed Labor – Base Year</b>				
<b>Date</b>	<b>Hours</b>	<b>Hourly Rate</b>	<b>Units Impacted</b>	<b>Type of Work</b>
<b>Owner Performed Labor – Current Year</b>				
<b>Date</b>	<b>Hours</b>	<b>Hourly Rate</b>	<b>Units Impacted</b>	<b>Type of Work</b>

**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	<b>Base Year (2019)</b>	<b>Current Year (2022)</b>
<b>1. Total Annual Income</b>	\$ _____	\$ _____
<b>2. Annual Operating Expenses</b>	\$ _____	\$ _____
<b>3. Current Net Annual Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>265.244</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>6.05%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		\$ _____

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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XXI. Income and Operating Expense Worksheet With Adjustment of Base Year Amounts		
Annual Total		
(Insert Base and Current Years)	Base Year (2019)	Current Year (2022)
<b><u>Rental Income</u></b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b><u>Other Income (list separately by type)*:</u></b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b><u>Fees for Utilities</u></b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b><u>Other (list separately by type)</u></b>		
16.	\$	\$
17.	\$	\$
<b>18. <u>Total Income</u></b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

**XXIII. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount:**

	Base Year	Current Year (2022)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	265.244
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		\$ _____

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	TBD



**XXIV. Other Claims**

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

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**XXV. Documentation of Current Year & Operating Expenses**

- 1. Organize documents by operating expense category.
- 2. Number each page, submitted with this Attachment, with the number of the Expense Category (for instance on page 7, category of Landscape Maintenance is on line 16, any documents supporting that line item would be marked p.7, 16-1, p. 7 16-2, p. 7 16-3 and so on).

Rent-Increase Complaint  
**Exhibit**  
**C**



# Protect Your Family From Lead in Your Home



## Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



March 2021

## Simple Steps to Protect Your Family from Lead Hazards

**If you think your home has lead-based paint:**

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

**Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

**Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



**Women of childbearing age should know that lead is dangerous to a developing fetus.**

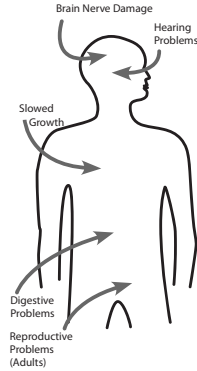
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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## Check Your Family for Lead

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

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## Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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## Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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## Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## What You Can Do Now to Protect Your Family

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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## Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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## Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windowsills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

Abatement is designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

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## Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

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## Other Sources of Lead

### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](http://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

\*Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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## For More Information

### The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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## U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

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## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
March 2021

17

## IMPORTANT!

**Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i)  Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgement (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

**Agent's Acknowledgement (initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

**G&I X Phoenix Apartments, LLC, 200 S Winthrop Street # 313 #313-200**

\_\_\_\_\_  
\_\_\_\_\_  
Apartment Name & unit number OR street address of dwelling **Saint Paul** City

\_\_\_\_\_  
\_\_\_\_\_  
Lessee (Resident) Date Lessee (Resident) Date  
\_\_\_\_\_  
\_\_\_\_\_  
Lessee (Resident) Date Lessee (Resident) Date  
\_\_\_\_\_  
\_\_\_\_\_  
Lessee (Resident) Date Lessee (Resident) Date

**G&I X Phoenix Apartments, LLC**

\_\_\_\_\_  
Lessor (Owner)

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



APARTMENT LEASE CONTRACT



Date of Lease Contract: April 15, 2022 (when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

Moving In — General Information

1. PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):

Rukia Bile

and us the owner: G&I X Phoenix Apartments, LLC

(name of apartment community or title holder). You've agreed to rent Apartment No. at 313-200, 200 S Winthrop Street # 313

(street address) in Saint Paul (city), Minnesota, 55119 (zip code) (the "apartment" or the "premises") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written or electronic notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

The person authorized to manage the apartment is: The Haven of Battle Creek

Name 200 Winthrop St S

Street Address St Paul, MN 55119 City, State, Zip Code

The owner or agent authorized to accept service of process and receive and give receipts for notices is:

Marquette Management

Name 200 Winthrop St S

Street Address St Paul, MN 55119 City, State, Zip Code

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 7 consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM. The initial term of the Lease Contract begins on the 1st day of May, 2022, and ends at 11:59 pm the 30th day of June, 2023. This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 51 (Move-Out Notice). If the number of days isn't filled in, at least 30 days notice is required. At least 15 days before this lease automatically renews, we will send you notice of automatic renewal as required by statute.

4. RENT AND CHARGES. Unless modified by addenda, you will pay \$ 1455.00 per month for rent, payable in advance and without demand:

- at the on-site manager's office, or
at our online payment site, or
at havenofbattlecreek.com

Prorated rent of \$ is due for the remainder of [check one]: 1st month or 2nd month, on

Otherwise, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. At our discretion, we may convert any and all checks via the Automated Clearing House (ACH) system for the purposes of collecting payment. Rent is not considered accepted if the payment/ACH is rejected, does not clear, or is stopped for any reason. If you don't pay all rent on or before the 3rd day of the month, you'll pay a late charge. Your late charge will be (check one): a flat rate of \$ 100.00 or 8% of your total rent due. The total amount of your late charges shall not exceed eight percent (8%) of your monthly rent payment. You'll also pay a charge of \$ 25.00 for each returned check or rejected electronic payment, plus a late charge. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation. All payment obligations under this Lease Contract shall constitute rent under this Lease Contract.

5. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ 475.00, due on or before the date this Lease Contract is signed.

In compliance with Minnesota law, your security deposit will bear simple interest. Interest will be included as part of the security deposit. Within 21 days after termination of your residency and receipt of your mailing address or written delivery instructions, we will return the deposit to you, with interest, or furnish to you a written statement specifying the reasons for the withholding of the deposit or any portion thereof. You may not withhold payment of any portion of any rent on the grounds that the security deposit should serve as payment of the rent. If you fail to pay the rent for the last month of the term after written notice from us, you are liable for damages under Minnesota Statutes Chapter 504B.

6. KEYS. You will be provided 4 apartment key(s), 4 mailbox key(s), FOB(s), and/or 2 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is lost or becomes damaged during your tenancy or is not returned or is returned damaged when you move out, you will be responsible for the costs for the replacement and/or repair of the same.

7. UTILITIES. We'll pay for the following items, if checked: water gas electricity master antenna wastewater trash cable TV other

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be

disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Cable channels that are provided may be changed during the lease term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting. If any utilities are submetered for the apartment, or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance. Pursuant to Minnesota Statute 504B.215 Subd. 2a. upon your request, we shall provide a copy of the actual utility bill for the community along with each apportioned utility bill.

**8. INSURANCE.** We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

In addition, we urge all residents, and particularly those residing in coastal areas, areas near rivers, and areas prone to flooding, to obtain flood insurance. Renter's insurance may not cover damage to your property due to flooding. A flood insurance resource which may be available includes the National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA).

We  require  do not require you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like. If no box is checked, renter's insurance is not required.

Additionally, you are [check one]  required to purchase personal liability insurance  not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance throughout your tenancy, including any renewal periods and/or lease extensions, is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

**9. LOCKS AND LATCHES.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment.

You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

**Payment for Rekeying, Repairs, Etc.** You must pay for all repairs or replacements arising from misuse or damage to devices by you or your occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

### Special Provisions and "What If" Clauses

**10. SPECIAL PROVISIONS.** The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed lease form.

See Additional Special Provisions

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See any additional special provisions.

**11. EARLY MOVE-OUT.** You'll be liable to us for a reletting charge of \$ \_\_\_\_\_ (not to exceed 100% of the highest monthly rent during the lease term) if you:

- (1) fail to give written move-out notice as required in paragraph 51 (Move-Out Notice); or
- (2) move out without paying rent in full for the entire lease term or renewal period; or
- (3) move out at our demand because of your default; or
- (4) are judicially evicted.

*The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.*

**Not a Release.** The reletting charge is not a lease cancellation fee or buyout fee. It is an agreed-to liquidated amount covering only part of our damages; that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain—particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as they can be determined. The reletting charge does not release you from continued liability for: future or past-due rent; charges for cleaning, repairing, repainting, or unreturned keys; or other sums due.

**12. REIMBURSEMENT.** You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the apartment community due to a violation of the Lease Contract or rules, improper use or negligence by you or your guests or occupants. **Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from your or your invitees, guests, or occupants' irresponsible or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper**

**objects in lines exclusively serving your apartment.** We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

**13. PROPERTY LEFT IN APARTMENT.** Pursuant to the parameters of Minnesota law, we may remove and/or store all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the apartment (see definitions in paragraph 56 (Deposit Return, Surrender, and Abandonment)). We will store and care for property removed under this section. We may sell or otherwise dispose of the property 28 days after you have abandoned the apartment, and we may apply the proceeds of such sale to the removal, care and storage costs and expenses according to state statute. You will be notified of the sale at least 14 days prior to the sale by written notice sent to your last known address by certified mail.

**14. FAILING TO PAY FIRST MONTH'S RENT.** If you don't pay the first month's rent when or before the Lease Contract begins, all future rent will be automatically accelerated without notice and immediately due. We also may end your right of occupancy and recover damages, future rent, reletting charges, attorney's fees, court costs, and other lawful charges. Our rights and remedies under paragraphs 11 (Early Move-Out) and 34 (Default by Resident) apply to acceleration under this paragraph.

**15. RENT INCREASES AND LEASE CONTRACT CHANGES.** No rent increases or Lease Contract changes are allowed before the initial Lease Contract term ends, except for changes allowed by any special provisions in paragraph 10 (Special Provisions), by a written addendum or amendment signed by you and us, or by reasonable changes of apartment rules allowed under paragraph 19 (Community Policies or Rules). If, at least 5 days before the advance notice deadline referred to in paragraph 3 (Lease Term), we give you written notice of rent increases or lease changes effective when the lease term or renewal period ends, this Lease Contract will automatically continue month-to-month with the increased rent or lease changes. The new modified Lease Contract will begin on the date stated in the notice (without necessity of your signature) unless you give us written move-out notice under paragraph 51 (Move-Out Notice).

**16. DELAY OF OCCUPANCY.** If occupancy is or will be delayed for construction, repairs, cleaning, or a previous resident's holding over, we're not responsible for the delay. The Lease Contract will remain in force subject to: (1) abatement of rent on a daily basis during delay; and (2) your right to terminate as set forth below. Termination notice must be in writing. After termination, you are entitled only to refund of deposit(s) and any rent paid. Rent abatement or lease termination does not apply if delay is for cleaning or repairs that don't prevent you from occupying the apartment.

If there is a delay and we haven't given notice of delay as set forth immediately below, you may terminate up to the date when the apartment is ready for occupancy, but not later.

- (1) If we give written notice to any of you when or after the initial term as set forth in Paragraph 3 (Lease Term)—and the notice states that occupancy has been delayed because of construction or a previous resident's holding over, and that the apartment will be ready on a specific date—you may terminate your tenancy within 3 days of your receiving the notice, but not later.
- (2) If we give written notice to any of you before the initial term as set forth in Paragraph 3 (Lease Term) and the notice states that construction delay is expected and that the apartment will be ready for you to occupy on a specific date, you may terminate your tenancy within 7 days after any of you receives written notice, but not later. The readiness date is considered the new initial term as set forth in Paragraph 3 (Lease Term) for all purposes. This new date may not be moved to an earlier date unless we and you agree.

#### **17. AD VALOREM TAXES/FEES AND CHARGES - ADDITIONAL RENT.**

Unless otherwise prohibited by law, if, during the term of this Agreement, any locality, city, state, or Federal Government imposes upon Us, any fee, charge, or tax, which is related to or charged by the number of occupants, or by the apartment unit itself, such that we are charged a fee, charge, or tax, based upon your use or occupancy of the apartment, we may add this charge as Additional Rent, during the term of the Lease Contract, with thirty (30) days advance written notice to you. After this written notice (the amount or approximate amount of the charge, will be included), you agree to pay, as Additional Rent, the amount of the charge, tax or fee imposed upon us, as a result of your occupancy. As examples, these charges can include, but are not limited to: any charges we receive for any zoning violation, sound, noise or litter charge; any charge under any nuisance or chronic nuisance type statute, 911 or other life safety, per person, or per unit charge or tax and any utility bill unpaid by you, which is then assessed to us for payment.

**18. DISCLOSURE RIGHTS.** If someone requests information on you or your rental history for law-enforcement, governmental, or business purposes, we may provide it.

## While You're Living in the Apartment

**19. COMMUNITY POLICIES OR RULES.** You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. Our rules are considered part of this Lease Contract. Upon advance notice and compliance with Minnesota law, we may make reasonable changes to the said written rules.

**20. LIMITATIONS ON CONDUCT.** The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside; or solicit business or contributions. Conducting any kind of business (including child care services) in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants.

We may exclude from the apartment community guests or others who, in our judgment, have been violating the law, violating this Lease Contract or any apartment rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property. You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

**21. PROHIBITED CONDUCT.** You, your occupants or guests, or the guests of any occupants, may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.

**22. PARKING.** We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. A vehicle is unauthorized or illegally parked in the apartment community if it:

- (1) has a flat tire or other condition rendering it inoperable; or
- (2) is on jacks, blocks or has wheel(s) missing; or
- (3) has no current license plate or no current registration and/or inspection sticker; or
- (4) takes up more than one parking space; or
- (5) belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- (6) is parked in a marked handicap space without the legally required handicap insignia; or
- (7) is parked in space marked for manager, staff, or guest at the office; or
- (8) blocks another vehicle from exiting; or
- (9) is parked in a fire lane or designated "no parking" area; or
- (10) is parked in a space marked for other resident(s) or unit(s); or
- (11) is parked on the grass, sidewalk, or patio; or
- (12) blocks garbage trucks from access to a dumpster; or
- (13) belongs to a resident and is parked in a visitor or retail parking space.

**23. RELEASE OF RESIDENT.** Unless you're entitled to terminate your tenancy under paragraphs 10 (Special Provisions), 16 (Delay of Occupancy), 32 (Responsibilities of Owner), 44 (Right of Victims of Domestic Abuse to Terminate Tenancy), or 52 (Move-Out Procedures); or unless, upon your death, your personal representative gives statutory notice pursuant to paragraph 43 (Termination of Lease Upon Death of Resident), you or your heirs won't be released from this Lease Contract for any reason including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment or bad health.

**24. MILITARY PERSONNEL CLAUSE.** All parties to this Lease Contract agree to comply with any federal law, including, but not limited to the Service Member's Civil Relief Act, or any applicable state law(s), if you are seeking to terminate this Lease Contract and/or subsequent renewals and/or Lease Contract extensions under the rights granted by such laws.

**25. RESIDENT SAFETY AND PROPERTY LOSS.** You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control devices.

**Smoke Detectors/Carbon Monoxide Detectors.** We'll furnish smoke detectors and carbon monoxide detectors only if required by statute, and we'll test them and provide working batteries when you first take possession. After that, you must test the smoke detectors and the carbon monoxide detectors on a regular basis, and pay for and replace batteries as needed, unless the law provides otherwise. We may replace dead or missing batteries at your expense, without prior notice to you. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable neither the smoke detectors nor the carbon monoxide detectors. If you damage or disable the smoke detector or carbon monoxide detector, or remove a battery without replacing it with a working battery, you may be liable to us under state statute for \$100 plus one month's rent, actual damages, and attorney's fees. If you disable or damage the smoke

detector or carbon monoxide detector, or fail to replace a dead battery or report malfunctions to us, you will be liable to us and others for any loss, damage, or fines from fire, smoke, or water.

**Casualty Loss.** We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law. We have no duty to remove any ice, sleet, or snow but may remove any amount with or without notice. During freezing weather, you must ensure that the temperature in the apartment is sufficient to make sure that the pipes do not freeze (the appropriate temperature will depend upon weather conditions and the size and layout of your unit). If the pipes freeze or any other damage is caused by your failure to properly maintain the heat in your apartment, you'll be liable for damage to our and other's property. If you ask our representatives to perform services not contemplated in this Lease Contract, you will indemnify us and hold us harmless from all liability for these services.

**Crime or Emergency.** Dial 911 or immediately call local medical emergency, fire, or police personnel in case of accident, fire, smoke, or suspected criminal activity, or other emergency involving imminent harm. You should then contact our representative. We're not obliged to furnish security personnel, security lighting, security gates or fences, or other forms of security. If we provide any access control devices or security measures upon the property, they are not a guarantee to prevent crime or to reduce the risk of crime on the property. You agree that no access control or security measures can eliminate all crime and that you will not rely upon any provided access control or security measures as a warranty or guarantee of any kind. We're not responsible for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community. If you or any occupant or guest is affected by a crime, you must make a written report to our representative and to the appropriate local law-enforcement agency. You must also furnish us with the law-enforcement agency's incident report number upon request.

## 26. CONDITION OF THE APARTMENT AND ALTERATIONS.

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in. You must note on the form all defects or damage and return it to our representative. Otherwise, everything will be considered to be in a clean, safe, and good working condition.

You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise alter our property. No holes or stickers are allowed inside or outside the apartment. But we'll permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood-paneled walls, unless our rules state otherwise. No water furniture, washing machines, additional phone or TV-cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or we've consented in writing. You may install a satellite dish or antenna provided you sign our satellite dish or antenna lease addendum which complies with reasonable restrictions allowed by federal law. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and access control devices. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the apartment; after that, you'll replace them at your expense with bulbs of the same type and wattage. Your improvements to the apartment (whether or not we consent) become ours unless we agree otherwise in writing.

**27. REQUESTS, REPAIRS, AND MALFUNCTIONS.** IF YOU OR ANY OCCUPANT NEEDS TO SEND A NOTICE OR REQUEST—FOR EXAMPLE, FOR REPAIRS, INSTALLATIONS, SERVICES, OR SECURITY RELATED MATTERS—IT MUST BE SUBMITTED THROUGH EITHER THE ONLINE RESIDENT/MAINTENANCE PORTAL, OR SIGNED AND IN WRITING AND DELIVERED TO OUR DESIGNATED REPRESENTATIVE (except in case of fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, or crime in progress). Our written notes on your oral request do not constitute a written request from you.

Our complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other

conditions that pose a hazard to property, health, or safety. We may change or install utility lines or equipment serving the apartment if the work is done reasonably without substantially increasing your utility costs. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work. If utilities malfunction or are damaged by fire, water, or similar cause, you must notify our representative immediately. Air conditioning problems are not emergencies. If air conditioning or other equipment malfunctions, you must notify our representative as soon as possible on a business day. We'll act with customary diligence to make repairs and reconnections. Rent will not abate in whole or in part.

If we believe that fire or catastrophic damage is substantial, or that performance of needed repairs poses a danger to you, we may terminate your tenancy within a reasonable time by giving you written notice. If your tenancy is so terminated, we'll refund prorated rent and all deposits, less lawful deductions.

**28. ANIMALS.** Unless otherwise provided under federal, state, or local law, no animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment or apartment Community unless we've so authorized in writing. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. If we allow an animal as a pet, you must execute a separate animal addendum which may require additional deposits, rents, fees or other charges. We will authorize an assistance animal for a disabled person. When allowed by applicable laws, before we authorize an assistance animal, if the disability is not readily apparent, we may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. If we authorize an assistance animal, we may require you to execute a separate animal and/or assistance animal addendum. Animal deposits, additional rents, fees or other charges will not be required for an assistance animal needed due to disability, including an emotional support or service animal, as authorized under federal, state, or local law. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for defleaing, deodorizing, and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs we're allowed to recover under state statute) in enforcing animal restrictions and rules. We may remove an unauthorized animal by following the procedures of paragraph 34 (Default by Resident). If an animal has been abandoned we may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, we won't be liable for loss, harm, sickness, or death of the animal unless due to our negligence. We'll return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. We have no lien on the animal for any purpose.

If you are handicapped or disabled under Minnesota law, you may be permitted under certain circumstances, to have pets allowed by state law, provided you are willing to pay the additional damage deposit described above.

**29. WHEN WE MAY ENTER.** We have the right to enter the apartment for reasonable business purposes after making a good faith effort to give you reasonable notice under the circumstances of our intent to enter. We may enter the apartment without prior notice if we reasonably suspect that:

- (1) immediate entry is necessary to prevent injury to persons or property because of conditions relating to maintenance, building security, or law enforcement;
- (2) immediate entry is necessary to determine your safety; or
- (3) immediate entry is necessary in order to comply with local ordinances regarding unlawful activity occurring within the apartment. We must disclose the date, time and purpose of the emergency entry in writing, and such writing must be left in a conspicuous place.

For purposes of this paragraph, "reasonable business purposes" includes, without limitation:

- (1) showing the unit to prospective residential tenants during the notice period before your tenancy terminates or after you have given notice to move to us or our agent;
- (2) showing the apartment to a prospective buyer or to an insurance representative;
- (3) performing maintenance work;

- (4) allowing inspections by state, county, or city officials charged in the enforcement of health, housing, building, fire prevention, or housing maintenance codes;
- (5) you are causing a disturbance within the apartment;
- (6) we have a reasonable belief that you are violating the Lease Contract within the apartment;
- (7) prearranged housekeeping work in senior housing where 80 percent or more of the residential tenants are age 55 or older;
- (8) we have a reasonable belief that the apartment is being occupied by an individual without a legal right to occupy it; or
- (9) you have vacated the apartment.

**30. JOINT AND SEVERAL RESPONSIBILITY.** Each resident is jointly and severally liable for all lease obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant (including notices of lease termination, repair requests, and entry permissions) constitute notice from all residents. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Security deposit refunds and deduction itemizations of multiple residents will comply with paragraph 56 (Deposit Return, Surrender, and Abandonment).

## Replacements

**31. REPLACEMENTS AND SUBLETTING.** Replacing a resident, subletting, assignment, or granting a right or license to occupy is allowed only when we expressly consent in writing. If departing or remaining residents find a replacement resident acceptable to us before moving out and we expressly consent, in writing, to the replacement, subletting, assignment, or granting a right or any license to occupy, then:

- (1) a reletting charge will not be due;
- (2) a reasonable administrative (paperwork) and/or transfer fee will be due, and a rekeying fee will be due if rekeying is requested or required; and
- (3) the departing and remaining residents will remain liable for all lease obligations for the rest of the original lease term.

**Procedures for Replacement.** If we approve a replacement resident, then, at our option: (1) the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or (2) the remaining and replacement residents must sign an entirely new Lease Contract. Unless we agree otherwise in writing, your security deposit will automatically transfer to the replacement resident as of the date we approve. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original lease term unless we agree otherwise in writing—even if a new Lease Contract is signed.

## Responsibilities of Owner and Resident

**32. RESPONSIBILITIES OF OWNER.** Pursuant to state law, we covenant:

- (a) that the apartment and all common areas are fit for the use intended by you and us;
- (b) to keep the apartment in reasonable repair during the term of this Lease Contract, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control; and
- (c) to maintain the apartment in compliance with the applicable health and safety laws of the State of Minnesota, including the weatherstripping, caulking, storm window, and storm door energy efficiency standards for renter-occupied residences prescribed Minnesota Statutes, Section 216C.27, subdivisions 1 and 3, and of the local units of government where the apartment is located during the term of this Lease Contract, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control.

If we violate any of the above, you may terminate your tenancy and exercise other remedies under state statute only as follows:

- (a) you must make a written request for repair or remedy of the condition, and all rent must be current at the time;
- (b) after receiving the request, we have a reasonable time to repair, considering the nature of the problem and the reasonable availability of materials, labor, and utilities;
- (c) if we haven't diligently tried to repair within a reasonable time, you must then give us written notice of intent to terminate your tenancy unless the repair is made within 7 days; and
- (d) if repair hasn't been made within 7 days, you may terminate your tenancy and exercise other statutory remedies. Security deposits and prorated rent will be refunded as required by law.

**33. RESPONSIBILITIES OF RESIDENT.** You covenant that you shall:

- (a) not allow damage nor commit waste to the apartment or surrounding property;
- (b) not allow waste of any utilities or services provided by us;
- (c) make no alterations or additions to all or any part of the apartment;
- (d) remove no fixtures from the apartment;
- (e) not paint or wallpaper any part of the apartment without our prior written consent;

- (f) keep the apartment in good, clean and sanitary condition;
- (g) not unreasonably disturb the peace and quiet of others;
- (h) not interfere, nor allow your guest or those under your direction or control to interfere, with the management of the apartment;
- (i) use the apartment only as a private residence and not for any commercial or business purpose;
- (j) not use the apartment in any way that is unlawful, illegal, or dangerous;
- (k) not use the apartment in any way that would cause a cancellation, restriction or increase in premium of our insurance;
- (l) not use or store in or near the apartment any inflammable or explosive substances in an unsafe manner;
- (m) notify us in writing of any repairs to be made to the apartment;
- (n) recycle or dispose of all trash in the outside containers provided for those purposes;
- (o) provide us with your phone number within two (2) days after phone service is started or the phone number is changed; and
- (p) promptly notify us of any conditions that might cause damage to the apartment or waste utilities or services provided by us.

**34. DEFAULT BY RESIDENT.**

**Eviction.** If you default, we may end your right of occupancy by bringing an action of unlawful detainer in accordance with Minnesota Statutes, Chapter 504B, to remove you and all property from the apartment, without prejudice to any other legal rights which we may assert under the terms and provisions hereof. Termination of your possession rights or subsequent reletting doesn't release you from liability for future rent or other Lease Contract obligations.

Except as indicated in Paragraph 11 (Early Move-Out) above, and provided we mitigate our damages, upon any default by you, we may accelerate the rent that will become due for the remainder of the term of this Lease Contract.

**Lease Renewal When A Breach or Default Has Occurred.** In the event that you enter into a subsequent Lease prior to the expiration of this Lease and you breach or otherwise commit a default under this Lease, We may, at our sole and absolute discretion, terminate the subsequent Lease, even if the subsequent Lease term has yet to commence. We may terminate said subsequent Lease by sending you written notice of our desire to terminate said subsequent Lease.

**Remedies Cumulative.** Any remedies set forth herein shall be cumulative, in addition to, and not in limitation of, any other remedies available to Landlord under any applicable law.

## General Clauses

**35. ENTIRE AGREEMENT.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

**36. NO AUTHORITY TO AMEND UNLESS IN WRITING.**

Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate your tenancy, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing.

**37.NO WAIVER.** No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

**38.NOTICE.** Except when notice or demand is required by statute, you waive any notice and demand for performance from us if you default. Written notice to or from our managers constitutes notice to or from us. Any person giving a notice under this Lease Contract should retain a copy of the memo, letter or fax that was given. Fax signatures are binding. All notices must be signed.

**39.MISCELLANEOUS.**

- A. Time is of the essence in this Lease Contract.
- B. Exercising one remedy won't constitute an election or waiver of these remedies.
- C. Unless prohibited by law or the respective insurance policies, insurance subrogation is waived by all parties.
- D. All remedies are cumulative.
- E. No employee, agent, or management company is personally liable for any of our contractual, statutory, or other obligations merely by virtue of acting on our behalf.
- F. This Lease Contract binds subsequent owners.
- G. Neither an invalid clause nor the omission of initials on any page invalidates this Lease Contract.
- H. All provisions regarding our non-liability and non-duty apply to our employees, agents, and management companies.
- I. This Lease Contract is subordinate or superior to existing and future recorded mortgages, at lender's option.
- J. All lease obligations must be performed in the county where the apartment is located.
- K. All discretionary rights reserved for us within this Lease Contract or any accompanying addenda are at our sole and absolute discretion.

**40.OBLIGATION TO VACATE.** If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with paragraph 3 (Lease Terms), and we accept such written notice, then you are required to vacate the Premises and remove all of your personal property therefrom at the expiration of the Lease term without further notice or demand from us.

**41.CONTACTING YOU.** By signing this lease, you are agreeing that we, our representative(s) or agent(s) may contact you. You agree that we may contact you using any contact information relating to your lease including any number (i) you have provided to us (ii) from which you called us, or (iii) which we obtained and through which we reasonably believe we can reach you. You agree we may use any means to contact you. This may include calls made to your cellular telephone using an automatic telephone dialing system, artificial or prerecorded voice messages, text messages, mail, e-mail, and calls to your phone or Voice over Internet Protocol (VoIP) service, or any other data or voice transmission technology. You agree to promptly notify us if you change any contact information you provide to us. You are responsible for any service provider charges as a result of us contacting you.

**42.FORCE MAJEURE.** If we are prevented from completing performances of any obligations hereunder by an act of God, strikes, epidemics, war, acts of terrorism, riots, flood, fire, hurricane, tornado, sabotage, or other occurrence which is beyond the control of the parties, then we shall be excused from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

Furthermore, if such an event damages the property to materially affect its habitability by some or all residents, we reserve the right to vacate any and all leases and you agree to excuse us from any further performance of obligations and undertakings hereunder, to the full extent allowed under applicable law.

**43.TERMINATION OF LEASE UPON DEATH OF RESIDENT.** Either you or us may terminate your tenancy prior to its expiration date in the manner noted below, upon your death or, if there is more than one resident, upon the death of all residents under this Lease Contract. Either us or your personal representative may terminate your tenancy upon at least two (2) months' written notice, to be

effective on the last day of a calendar month, and hand delivered or mailed by postage prepaid, first class United States mail, to the address of the other party. We may comply with the notice requirement of this subdivision by delivering or mailing the notice to the apartment formerly occupied by you. The termination of the Lease Contract under this section shall not relieve your estate from liability either for the payment of rent or other sums owed prior to or during the notice period, or for the payment of amounts necessary to restore the apartment to their condition at the commencement of the tenancy, ordinary wear and tear excepted.

**44.RIGHT OF VICTIMS OF DOMESTIC ABUSE TO TERMINATE TENANCY.**

Pursuant to Minn. Statute § 504B.206, any tenant of a residential lease who is a victim of domestic abuse and fears imminent domestic abuse, such resident or the resident's minor children, if the resident's minor children remain in the leased premises, may terminate your tenancy without penalty or liability as provided in the statute. In order to exercise this right, you must provide advance written notice to us as provided in the statute. If you terminate your tenancy pursuant to this provision, you are responsible for the rent payment for the full month in which your tenancy terminates. The tenant shall forfeit the right to claim return of any portion of the security deposit and the tenant shall be relieved of any other contractual obligation for payment of rent or any other charges for the remaining term of the lease pursuant to state law. Except as provided in this Lease Contract, the tenancy shall continue with respect to any remaining tenants who wish to continue residing in the leased premises.

**45.NOTICE REQUIRED BY MINNESOTA STATUTES, SECTION 504B.305.**

A seizure under Minnesota Statutes, Section 609.5317, subdivision 1, for which there is not a defense under Minnesota Statutes, Section 609.5317, subdivision 3, constitutes unlawful detention by you.

**46.NOTICE REQUIRED BY MINNESOTA STATUTES, SECTIONS 504B.181, SUBD. 2(B).**

A copy of the Minnesota Attorney General's Office informational booklet on the landlord and tenant laws of Minnesota, which is required by Minnesota Statutes, Section 504B.275, is available from the Minnesota Attorney General's Office to you upon request.

**47.NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.**

You and us shall not unlawfully allow controlled substances on or about the apartment. The apartment shall not be used by you or persons under your control to manufacture, sell, give away, barter, deliver, exchange, distribute or possess with intent to sell, give away, barter, deliver, exchange or distribute a controlled substance in violation of any local, state or federal law. You and us shall not allow prostitution or prostitution-related activity as defined in Minn. Stat. Section 617.80, subd. 4, to occur on or about the apartment. You and us shall not allow the unlawful use or possession of a firearm in violation of Minn. Stat. Section 609.66, subd. 1a, Section 609.67, or Section 624.713 on or about the apartment. You and us shall not allow stolen property or property obtained by robbery to occur on or about the apartment.

**48.WAIVER OF JURY TRIAL.**

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute, common law, and/or related to this Lease Contract shall be to a judge and not a jury.

**49.PAYMENTS.**

Payment of all sums is an independent covenant. At our option and without notice, we may apply money received (other than sale proceeds under paragraph 13 (Property Left in Apartment) or utility payments subject to governmental regulations) first to any of your unpaid obligations, then to current rent—regardless of notations on checks or money orders and regardless of when the obligations arose. All sums other than rent are due upon our demand. After the due date, we do not have to accept the rent or any other payments.

**50.ASSOCIATION MEMBERSHIP.**

We represent that either: (1) we or; (2) the management company that represents us, is at the time of signing this Lease Contract or a renewal of this Lease Contract, a member of both the National Apartment Association and any affiliated state and local apartment (multi-housing) associations for the area where the apartment is located.

## When Moving Out

**51.MOVE-OUT NOTICE.** Before moving out, either at the end of the lease term, any extension of the lease term, or prior to the end of the lease term, you must give our representative advance written notice of your intention to vacate as required by paragraph 3 (Lease Terms). If you move out prior to the end of the lease term, your notice

does not act as a release of liability for the full term of the Lease Contract. You will still be liable for the entire Lease Contract term if you move out early (see Release of Resident) except if you are able to terminate your tenancy under the statutory rights explained under Relet; paragraph 11 (Early Move-Out), or paragraph 23

(Release of Resident), or any other applicable laws. All notices to vacate must be in writing and must provide the date by which you intend to vacate. If the notice does not comply with the time requirements of paragraph 3 (Lease Terms), even if you move by the last date in the lease term, you will be responsible for an additional month's rent. If you fail to vacate by the date set forth in your notice, you will automatically and immediately become a holdover tenant pursuant to state law, and we will have all remedies available under this Lease Contract and state law.

**52. MOVE-OUT PROCEDURES.** The move-out date can't be changed unless we and you both agree in writing. You won't move out before the lease term or renewal period ends unless all rent for the entire lease term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent under paragraphs 11 (Early Move-Out) and 34 (Default by Resident). You're prohibited by law from applying any security deposit to rent. You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must vacate the apartment before the 30-day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

**53. CLEANING.** You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

**54. MOVE-OUT INSPECTION.** You should meet with our representative for a move-out inspection. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.

**55. SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES.** You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored under paragraph 13 (Property Left in Apartment);

removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraphs 4 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge (not to exceed \$100) for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices referenced in paragraph 6 (Keys) if you fail to return them on or before your actual move-out date; (2) accelerated rent if you have violated paragraph 34 (Default by Resident); and (3) a reletting fee if you have violated paragraph 11 (Early Move-Out).

**56. DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.**  
**Deposit Return and Forwarding Address.** You are required to provide us written notice of your forwarding address, on or before termination of this Lease Contract. We'll mail you, to the forwarding address you provide, your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after surrender or abandonment, unless statutes provide otherwise.

**Surrender.** You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 6 (Keys) have been turned in where rent is paid—whichever date occurs first.

**Abandonment.** You have abandoned the apartment when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days, or water, gas, or electric service for the apartment not connected in our name has been terminated; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned. An apartment is also "abandoned" 10 days after the death of a sole resident.

Surrender, abandonment, and judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13 - Property Left in the Apartment).

**Severability, Originals and Attachments, and Signatures**

**57. SEVERABILITY.** If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.

**58. ORIGINALS AND ATTACHMENTS.** This Lease Contract has been executed in multiple originals, with original signatures. We will provide you with a copy of the Lease Contract. Your copy of the Lease Contract may be in paper format, in an electronic format at your request, or sent via e-mail if we have communicated by e-mail about this Lease. Our rules and community policies, if any, will be attached to the Lease Contract and provided to you at signing. When an Inventory and Condition form is completed, you should retain a copy, and we should retain a copy. Any addenda or amendments you sign as a part of executing this Lease Contract are binding and hereby incorporated into and made part of the Lease Contract between you and us. This lease is the entire agreement between you and us. You acknowledge that you are NOT relying on any oral representations. A copy or scan of this Lease Contract and related addenda, amendments, and agreements may be used for any purpose and shall be treated as an original.

Date form is filled out (same as on top of page 1)

04/15/2022

Resident or Residents (all sign below)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner or Owner's Representative (signing on behalf of owner)

\_\_\_\_\_

Address and phone number of owner's representative for notice purposes

200 Winthrop St S

St Paul, MN 55119

(651) 432-4708

Name and address of locator service (if applicable)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**You are legally bound by this document.  
Read it carefully before signing.**

SPECIAL PROVISIONS (CONTINUED FROM PAGE 2) Entry Devices: Each apartment will be provided with a key fob to access the clubhouse and building. If the key fob is lost or not returned when you move out \$100 will be charged. Eviction after partial payment of rent it is expressly agreed to between Management and Resident, that, pursuant to Minnesota Statute: 504.02 subdivision 1 (c, acceptance by Management of less than the full amount of rent due from resident does not waive Management's right to recover possession of the rental premises for non-payment by resident of balance of rent owed to Management.) Renters Insurance: Resident agrees to purchase personal liability insurance from Yardi or an insurance company of their choosing. Resident must provide proof of compliance on or prior to the commencement date of the lease. Resident authorizes third-party insurance company to release information about renter's insurance coverage to protection choice or The Haven of Battle Creek. This information will include coverage amounts, policy terms and current status of renter's insurance policy. In no instance, including but not limited to, the payment of rent, shall Lessee or Lessee's agent, invitees or guests, be considered an insured, as a co-insured. FIRESTOP DEVICES - Your apartment is equipped with firestop devices above the range. These devices may not be tampered with or moved by resident. If you disable, damage or move the firestop, you will be liable to us and others for any loss, damage, or fines from fire, smoke or water.

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ANIMAL ADDENDUM  
Becomes part of Lease Contract



Date: April 15, 2022  
(when this Addendum is filled out)

**Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for your animal, you'll be held liable if it causes any damage or disturbs other residents.**

In this document, the terms "you" and "your" refer to all residents listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Lease Contract (not to the property manager or anyone else).

**1. DWELLING UNIT DESCRIPTION.**  
Apt. No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**  
Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):  
Rukia Bile  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. A.  NO APPROVED ANIMALS.** If this box is checked, you are not allowed to have animals (including mammals, reptiles, birds, fish, rodents, and insects), even temporarily, anywhere in the apartment or apartment community unless we've authorized so in writing. We will authorize support and/or service animals for you, your guests, and occupants pursuant to the parameters and guidelines established by the Fair Housing Act, HUD regulatory guidelines, and any applicable state and/or local laws.

**B.  CONDITIONAL AUTHORIZATION FOR ANIMAL.** If this box is checked, you may keep the animal that is described below in the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

**4. ANIMAL DEPOSIT.** An animal deposit of \$ \_\_\_\_\_ will be charged. We [check one]  will consider, or  will not consider this additional security deposit the general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [check one]  does, or  does not include this additional deposit amount. Refund of the animal deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ \_\_\_\_\_. The monthly rent amount in the Rent And Charges paragraph of the Lease Contract [check one]  includes  does not include this additional animal rent.

**6. ADDITIONAL FEE.** You must also pay a one-time fee of \$ 0.00 for having the animal in the dwelling unit. It is our policy to not charge a deposit for support animals.

**7. LIABILITY NOT LIMITED.** The additional monthly rent and additional security deposit under this Animal Addendum do not limit residents' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

**8. DESCRIPTION OF ANIMAL(S).** You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)—mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect—into the dwelling or apartment community.

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license: \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_

Animal's name: \_\_\_\_\_  
Type: \_\_\_\_\_  
Breed: \_\_\_\_\_  
Color: \_\_\_\_\_  
Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City of license : \_\_\_\_\_  
License no.: \_\_\_\_\_  
Date of last rabies shot: \_\_\_\_\_  
Housebroken? \_\_\_\_\_  
Animal owner's name: \_\_\_\_\_  
\_\_\_\_\_

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

A maximum of 2 pets per apartment. Dogs are restricted to 1st floor units only. Under no circumstance will a dog descending from any type of an aggressive breed lineage be allowed to be kept on the property. Residents will strictly adhere to the following list of prohibited breeds: Pit Bull, Huskie, Rottweiler, German Shepherd, Belgian Shepherd, Alaskan Malamute, Doberman, Boxer, Chow Chow, Presa Canario, Dalmatian, Saint Bernard, Wolf Hybrid, Mastiff, Cane Corso, Great Dane, Akita and American Staffordshire Terrier. Documentation from a veterinarian stating breed and weight is required. Failure to clean up after your pet will result in fees up to \$250 per incident.  
\_\_\_\_\_  
\_\_\_\_\_

**10. EMERGENCY.** In an emergency involving an accident or injury to your animal, we have the right, but not a duty, to take the animal to the following veterinarian for treatment, at your expense.

Doctor: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

**11. ANIMAL RULES.** You are responsible for the animal's actions at all times. You agree to abide by these rules:

- The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- Inside, the animal may urinate or defecate *only* in these designated areas: none or in litter box
- Outside, the animal may urinate or defecate *only* in these designated areas: designated pet areas
- Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry rooms, offices, clubrooms, other recreational facilities, or other dwelling units.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate *anywhere* on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.

**12. ADDITIONAL RULES.** We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.

**13. VIOLATION OF RULES.** If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must permanently remove the animal from the premises within the time period specified in our notice. We also have all other rights and remedies set forth in the Lease Contract, including damages, eviction, and attorney's fees to the extent allowed by law.

**14. COMPLAINTS ABOUT ANIMAL.** You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

**15. OUR REMOVAL OF ANIMAL.** In some circumstances, we may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place in the apartment and subsequently following the procedures in the Lease Contract, if in our sole judgment, you have violated the animal rules or let the animal urinate or defecate where it's not supposed to.

If, in our sole judgment, an animal has been:

- abandoned;
- left in the dwelling unit for an extended period of time without food or water;
- or you have failed to care for a sick animal.

We may keep or kennel the animal or turn it over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after it is removed, it will be considered abandoned.

**16. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC.** You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as landscaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

**17. MOVE-OUT.** When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We—not you—will arrange for these services.

**18. JOINT AND SEVERAL RESPONSIBILITY.** Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.

**19. GENERAL.** You acknowledge that no other oral or written agreement exists regarding animals. Except for written rule changes under paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

**This is a binding legal document. Read it carefully before signing.**

**Resident or Residents**  
*(All residents must sign)*

**Owner or Owner's Representative**  
*(Signs below)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_



UTILITY AND SERVICES ADDENDUM



This Utility Addendum is incorporated into the Lease Contract (referred to in this Addendum as "Lease Contract" or "Lease") dated April 15, 2022 between G&I X Phoenix Apartments, LLC

("We" and/or "we" and/or "us") and Rukia Bile

("You" and/or "you") of Apt. No. 313-200 located at 200 S Winthrop Street # 313 (street address) in Saint Paul, MN 55119 and is in addition to all terms and conditions in the Lease.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

1. Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, will be as indicated below.

- a) Water service to your apartment will be paid by you either:
b) Sewer service to your apartment will be paid by you either:
c) Gas service to your apartment will be paid by you either:
d) Trash service to your apartment will be paid by you either:
e) Electric service to your apartment will be paid by you either:
f) Stormwater service to your apartment will be paid by you either:
g) Cable TV service to your apartment will be paid by you either:
h) Master Antenna service to your apartment will be paid by you either:
i) Internet service to your apartment will be paid by you either:
j) Pest Control service to your apartment will be paid by you either:
k) (Other) service to your apartment will be paid by you either:

- l) (Other) \_\_\_\_\_ service to your apartment will be paid by you either:
- directly to the utility service provider; or
  - bills will be billed by the service provider to us and then allocated to you based on the following formula: \_\_\_\_\_
    - If flat rate is selected, the current flat rate is \$ \_\_\_\_\_ per month.
    - 3rd party billing company if applicable \_\_\_\_\_

METERING/ALLOCATION METHOD KEY

- "1" - Sub-metering of all of your water/gas/electric use
- "2" - Calculation of your total water use based on sub-metering of hot water
- "3" - Calculation of your total water use based on sub-metering of cold water
- "4" - Flat rate per month
- "5" - Allocation based on the number of persons residing in your apartment
- "6" - Allocation based on the number of persons residing in your apartment using a ratio occupancy formula
- "7" - Allocation based on square footage of your apartment
- "8" - Allocation based on a combination of square footage of your apartment and the number of persons residing in your apartment
- "9" - Allocation based on the number of bedrooms in your apartment
- "10" - Allocation based on a lawful formula not listed here

(Note: if method "10" is selected, a separate sheet will be attached describing the formula used)

2. Allocation formulas are used when the apartment has no sub-meter. The formula may be based on factors such as, the interior square footage of the apartment, number of bedrooms, number of occupants, number of bathrooms, presence of washing machine, and average water usage for that floor plan. The allocation is an estimate of usage by the resident. If an allocation method is used, we or our billing company will calculate your allocated share of the utilities and services provided and all costs in accordance with state and local statutes. Under any allocation method, Resident may be paying for part of the utility usage in common areas or in other residential units as well as administrative fees. Both Resident and Owner agree that using a calculation or allocation formula as a basis for estimating total utility consumption is fair and reasonable, while recognizing that the allocation method may or may not accurately reflect actual total utility consumption for Resident. Where lawful, we may change the above methods of determining your allocated share of utilities and services and all other billing methods, in our sole discretion, and after providing written notice to you. More detailed descriptions of billing methods, calculations and allocation formulas will be provided upon request.

If a flat fee method for trash or other utility service is used, Resident and Owner agree that the charges indicated in this Agreement (as may be amended with written notice as specified above) represent a fair and reasonable amount for the service(s) provided and that the amount billed is not based on a monthly per unit cost.

3. When billed by us directly or through our billing company, you must pay utility bills within 3 days of the date when the utility bill is issued at the place indicated on your bill, or the payment will be late. If a payment is late, you will be responsible for a late fee as indicated below. The late payment of a bill or failure to pay any utility bill is a material and substantial breach of the Lease and we will exercise all remedies available under the Lease, up to and including eviction for nonpayment. To the extent there are any new account, monthly administrative, late or final bill fees, you shall pay such fees as indicated below.

New Account Fee:	\$	<u>20.00</u>	(not to exceed \$ _____ )
Monthly Administrative Billing Fee:	\$	<u>4.50</u>	(not to exceed \$ _____ )
Late Fee:	\$	<u>30.00</u>	(not to exceed \$ _____ )
Final Bill Fee:	\$	<u>10.00</u>	(not to exceed \$ _____ )

If allowed by state law, we at our sole discretion may amend these fees, with written notice to you.

4. You will be charged for the full period of time that you were living in, occupying, or responsible for payment of rent or utility charges on the apartment. If you breach the Lease, you will be responsible for utility charges for the time period you were obliged to pay the charges under the Lease, subject to our mitigation of damages. In the event you fail to timely establish utility services, we may charge you for any utility service billed to us for your apartment and may charge a reasonable administration fee for billing for the utility service in the amount of \$ 50.00.
5. When you move out, you will receive a final bill which may be estimated based on your prior utility usage. This bill must be paid at the time you move out or it will be deducted from the security deposit.
6. We are not liable for any losses or damages you incur as a result of outages, interruptions, or fluctuations in utility services provided to the apartment unless such loss or damage was the direct result of negligence by us or our employees. You release us from any and all such claims and waive any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, interruptions, or fluctuations.
7. You agree not to tamper with, adjust, or disconnect any utility sub-metering system or device. Violation of this provision is a material breach of your Lease and may subject you to eviction or other remedies available to us under your Lease, this Utility Addendum and at law.
8. Where lawful, all utilities, charges and fees of any kind under this lease shall be considered additional rent, and if partial payments are accepted by the Owner, they will be allocated first to non-rent charges and to rent last.
9. You represent that all occupants that will be residing in the Unit are accurately identified in the Lease. You agree to promptly notify Owner of any change in such number of occupants.
10. You agree that you may, upon thirty (30) days prior written notice from Owner to you, begin receiving a bill for additional utilities and services, at which time such additional utilities and services shall for all purposes be included in the term Utilities.
11. This Addendum is designed for use in multiple jurisdictions, and no billing method, charge, or fee mentioned herein will be used in any jurisdiction where such use would be unlawful. If any provision of this Addendum or the Lease is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
12. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Utility Addendum and will supersede any conflicting provisions of this printed Utility Addendum and/or the Lease Contract.

**Resident(s) have agreed that as of the date of the move in all necessary utilities have been transferred into the resident name and are no longer in the name of The Haven of Battle Creek. In the event resident fails to timely establish utilities and services, we may charge you a reasonable administration fee for billing you for such utilities. Fees will be billed at the following rate: 1st bill \$35, 2nd bill \$40, each subsequent bill will be charged a \$50 fee. Management reserves the right to change our billing fees with 30 days written notice. Failure to discard trash properly will result of \$200 fine per offense.**

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Resident Signature _____	Date _____
Resident Signature _____	Date _____
Resident Signature _____	Date _____
Resident Signature _____	Date _____
Resident Signature _____	Date _____
Resident Signature _____	Date _____
Management _____	Date _____



BED BUG ADDENDUM

Date: April 15, 2022
(when this Addendum is filled out)



Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for any bed bugs in your dwelling or surrounding dwellings. This addendum contains important information that outlines your responsibility and potential liability with regard to bed bugs.

1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313
Saint Paul
55119

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

3. PURPOSE. This Addendum modifies the Lease Contract and addresses situations related to bed bugs (cimex lectularius) which may be discovered infesting the dwelling or personal property in the dwelling.

4. INSPECTION AND INFESTATIONS. BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:

- YOU HAVE INSPECTED THE DWELLING PRIOR TO MOVING IN, OR PRIOR TO SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR A BED BUG INFESTATION;

OR

- YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN, OR WITHIN 48 HOURS AFTER SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED BUG INFESTATIONS.

You agree that you have read the information provided in this Addendum and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property, or possessions.

If you disclose to us a previous experience with bed bug infestations or other bed bug related issues, we can review documentation of the previous treatment(s) and inspect your personal property and possession to confirm the absence of bed bugs.

5. ACCESS FOR INSPECTION AND PEST TREATMENT.

You must allow us and our pest control agents access to the dwelling at reasonable times to inspect for or treat bed bugs as allowed by law. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments.

6. NOTIFICATION. You must promptly notify us:

- of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.

7. COOPERATION. If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested.

8. RESPONSIBILITIES. You may be required to pay all reasonable costs of cleaning and pest control treatments incurred by us to treat your dwelling unit for bed bugs if caused by the willful, malicious, or irresponsible conduct of you or of a person under your direction or control.

under the Lease Contract, and obtain immediate possession of the dwelling. If you fail to move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

**9. TRANSFERS.** If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest control professional. You must provide proof of such cleaning and treatment to our satisfaction.

**10. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**You are legally bound by this document. Please read it carefully.**

**Resident or Residents**  
*(All residents must sign)*

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**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**

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*You are entitled to receive an original of this Addendum after it is fully signed. Keep it in a safe place.*

## BED BUGS — A Guide for Rental Housing Residents

Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals—their sole food source—the bugs assume a distinctly blood-red hue until digestion is complete.

### Bed bugs don't discriminate

Bed bugs increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It's no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs presence with poor hygiene and uncleanliness have caused rental housing residents, out of shame, to avoid notifying owners of their presence. This serves only to enable the spread of bed bugs.

While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness.

Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false.

### Bed bugs don't transmit disease

There exists no scientific evidence that bed bugs transmit disease. In fact, federal agencies tasked with addressing pest of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease transmitting pests. Again, claims associating bed bugs with disease are false.

### Identifying bed bugs

*Bed bugs can often be found in, around and between:*

- Bedding
- Bed frames
- Mattress seams
- Upholstered furniture, especially under cushions and along seams
- Around, behind and under wood furniture, especially along areas where drawers slide
- Curtains and draperies
- Along window and door frames
- Ceiling and wall junctions
- Crown moldings
- Behind and around wall hangings and loose wallpaper
- Between carpeting and walls (carpet can be pulled away from the wall and tack strip)
- Cracks and crevices in walls and floors
- Inside electronic devices, such as smoke and carbon monoxide detectors

- Because bed bugs leave some persons with itchy welts strikingly similar to those caused by fleas and mosquitoes, the origination of such markings often go misdiagnosed. However, welts caused by bed bugs often times appear in succession and on exposed areas of skin, such as the face, neck and arms. In some cases, an individual may not experience any visible reaction resulting from direct contact with bed bugs.
- While bed bugs typically prefer to act at night, they often do not succeed in returning to their hiding spots without leaving traces of their presence through fecal markings of a red to dark brown color, visible on or near beds. Blood stains tend also to appear when the bugs have been squashed, usually by an unsuspecting host in their sleep. And, because they shed, it's not uncommon for skin casts to be left behind in areas typically frequented by bed bugs.

### Preventing bed bug encounters when traveling

Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving to their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before departing for home.

### Bed bug do's and don'ts

- **Do not bring used furniture from unknown sources into your dwelling.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of second-hand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of second-hand furniture is bed bug-free, residents should assume that the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.
- **Do address bed bug sightings immediately.** Rental housing residents who suspect the presence of bed bugs in their unit must immediately notify the owner.
- **Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your owner and their designated pest management company.





# MOLD INFORMATION AND PREVENTION ADDENDUM



**Please note: It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this addendum contains important information for you, and responsibilities for both you and us.**

### 1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

### 2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ABOUT MOLD.** Mold is found virtually everywhere in our environment—both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter.

Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. A 2004 Federal Centers for Disease Control and Prevention study found that there is currently no scientific evidence that the accumulation of mold causes any significant health risks for person with normally functioning immune systems. Nonetheless, appropriate precautions need to be taken.

**4. PREVENTING MOLD BEGINS WITH YOU.** In order to minimize the potential for mold growth in your dwelling, you must do the following:

- Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
- Remove visible moisture accumulation on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines—especially if the leak is large enough for water to infiltrate nearby walls. Turn on any exhaust fans in the bathroom and kitchen *before* you start showering or

cooking with open pots. When showering, be sure to keep the shower curtain *inside* the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up your towels and bath mats so they will completely dry out.

- Promptly notify us in writing about any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- Promptly notify us in writing about any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary.
- Keep the thermostat set to automatically circulate air in the event temperatures rise to or above 80 degrees Fahrenheit.

**5. IN ORDER TO AVOID MOLD GROWTH,** it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
- leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks;
- washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and
- insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

**6. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES** (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant® (original pine-scented), Tilex Mildew Remover® or Clorox Cleanup®. (Note: Only a few of the common household cleaners will actually kill mold). Tilex® and Clorox® contain bleach which can discolor or stain. **Be sure to follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be

used to help remove non-visible mold products from porous items, such as fibers in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

**7. DO NOT CLEAN OR APPLY BIOCIDES TO:** (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action.

**8. COMPLIANCE.** Complying with this addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this addendum, please contact us at the management office or at the phone number shown in your Lease Contract.

**If you fail to comply with this Addendum, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't fix problems in your dwelling unless we know about them.**

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(Signs here)*

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**Date of Lease Contract**

**April 15, 2022**

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ASBESTOS ADDENDUM



Date: April 15, 2022  
(when this Addendum is filled out)

1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. ASBESTOS. In most dwellings which were built prior to 1981 and in some built after that, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.

4. FEDERAL RECOMMENDATIONS. The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.

5. COMMUNITY POLICIES AND RULES. You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.

6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

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**Resident(s)**  
(All residents must sign)

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**Date of Signing Addendum**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative**

\_\_\_\_\_

**Date of Signing Addendum**

\_\_\_\_\_

LEASE CONTRACT BUY-OUT AGREEMENT



1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313 (street address) in Saint Paul (city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

3. PURPOSE OF AGREEMENT. The purpose of this Buy-Out Agreement is to give you the right to buy out of your Lease Contract early—subject to any special provisions in paragraph 9 below. In order to buy out early, your notice must be signed by all residents listed in paragraph 1 of the Lease Contract and you must comply with all provisions of this Buy-Out Agreement.

4. BUY-OUT PROCEDURES. You may buy out of the Lease Contract prior to the end of the lease term and cut off all liability for paying rent for the remainder of the lease term if all of the following occur:

- (a) you give us written notice of buy-out at least 60 days prior to the new termination date (i.e., your new move-out date), which (check one) [ ] must be the last day of a month or [X] may be during a month;
(b) you specify the new termination date in the notice, i.e., the date by which you'll move out;
(c) you are not in default under the Lease Contract on the date you give us the notice of buy-out;
(d) you are not in default under the Lease Contract on the new termination date (move-out date);
(e) you move out on or before the new termination date and do not hold over;
(f) you pay us a buy-out fee (consideration) of \$ 1500.00 ;
(g) you pay us the amount of any concessions you received when signing the Lease Contract; and
(h) you comply with any special provisions in paragraph 9 below.

5. WHEN PAYABLE. The buy-out fee in paragraph 4(f) is due and payable no later than 1 days after you give us your buy-out notice. The total dollar amount of any concessions regarding rent or other monetary lease obligations for the

entire lease term is \$ \_\_\_\_\_ and is due payable on the same day as the buy-out fee, subject to any special provisions in paragraph 9 regarding the amount, calculation method, or payment date.

6. SHOWING UNIT TO PROSPECTIVE RESIDENTS. After you give us notice of buy-out, the Lease Contract gives us the right to begin showing your unit to prospective residents and telling them it will be available immediately after your new termination date.

7. COMPLIANCE ESSENTIAL. Our deposit of all amounts due under paragraphs 4(f) and 4(g) constitutes our approval of the new termination date stated in your notice of buy-out. If you fail to comply with any of the procedures or requirements in this agreement after we deposit such monies, your buy-out right and this agreement will be voided automatically; and (1) any amounts you have paid under this agreement will become part of your security deposit, and (2) the lease will continue without buy-out. Then, if you move out early, you are subject to all lease remedies, including reletting fees and liability for all rents for the remainder of the original lease term.

8. MISCELLANEOUS. If moving out by the new termination date becomes a problem for you, contact us. An extension may be possible if we have not already relet the dwelling unit to a successor resident. We and any successor residents who may be leasing your unit will be relying on your moving out on or before the new termination date. Therefore, you may not hold over beyond such date without our written consent—even if it means you have to make plans for temporary lodging elsewhere. "Default" as used in paragraphs 4(c) and 4(d) of this agreement means default as defined in the Lease Contract. You will continue to be liable for any damages and any sums accruing and unpaid prior to the new termination date.

9. SPECIAL PROVISIONS. Your right of buy-out (check one) [ ] is or [X] is not limited to a particular fact situation. If limited, buy-out may be exercised only if the following facts (see below) occur and any described documents are furnished to us. Any special provisions below will supersede any conflicting provision of this printed agreement. Any false statements or documents presented to us regarding buy-out will automatically void your right to buy-out of the Lease Contract. The special provisions are:

Early Lease Termination Policy: You may terminate your lease by complying with the following: Give a 60-day written notice to vacate and pay rent through those 60 days along with paying a lease termination fee of \$1,500.00 in addition to paying back all concessions and/or special agreements received. -OR- by paying all rent monies due through the date of your lease expiration per your lease agreement.

Resident or Residents (All residents must sign)

Owner or Owner's Representative (signs below)

Date of Lease Contract

April 15, 2022



**LEASE CONTRACT ADDENDUM  
FOR SATELLITE DISH OR ANTENNA**



Under a Federal Communications Commission (FCC) order, you as our resident have a right to install a transmitting or receiving satellite dish or antenna on the leased dwelling, subject to FCC limitations. We as a rental housing owner are allowed to impose reasonable restrictions relating to such installation. You are required to comply with these restrictions as a condition of installing such equipment. This addendum contains the restrictions that you and we agree to follow.

**1. DWELLING UNIT DESCRIPTION.**

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

- 3. NUMBER AND SIZE.** You may install 1 satellite dish(es) or antenna(s) on the leased premises. A satellite dish may not exceed one meter (3.3 feet) in diameter. Antennas that only transmit signals or that are not covered by 47 CFR § 1.4000 are prohibited.
- 4. LOCATION.** Your satellite dish or antenna must be located: (1) inside your dwelling; or (2) in an area outside your dwelling such as a balcony, patio, yard, etc. of which you have exclusive use under your lease. Installation is not permitted on any parking area, roof, exterior wall, window, window sill, fence or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to you for your exclusive use.
- 5. SAFETY AND NON-INTERFERENCE.** Your installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with our cable, telephone or electrical systems or those of neighboring properties; (3) may not be connected to our telecommunication systems; and (4) may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle. If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of three methods: (1) securely attaching it to a portable, heavy object such as a small slab of concrete; (2) clamping it to a part of the building's exterior that lies within your leased premises (such as a balcony or patio railing); or (3) any other method approved by us in writing. No other methods are allowed. We may require reasonable screening of the satellite dish or antenna by plants, etc., so long as it does not impair reception.

- 6. SIGNAL TRANSMISSION FROM EXTERIOR DISH OR ANTENNA TO INTERIOR OF DWELLING.** You may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc. If your satellite dish or antenna is installed outside your dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of your dwelling only by the following methods: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane," similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window—without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or (5) any other method approved by us in writing.
- 7. SAFETY IN INSTALLATION.** In order to assure safety, the strength and type of materials used for installation must be approved by us. Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
- 8. MAINTENANCE.** You will have the sole responsibility for maintaining your satellite dish, antenna and all related equipment.
- 9. REMOVAL AND DAMAGES.** You must remove the satellite dish or antenna and all related equipment when you move out of the dwelling. In accordance with the Lease Contract, you must pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be reasonably necessary to restore the leased premises to its condition prior to the installation of your satellite dish, antenna or related equipment. You will not be responsible for normal wear.
- 10. LIABILITY INSURANCE.** You must take full responsibility for the satellite dish, antenna and related equipment. If the dish or antenna is installed at a height that could result in injury to others if it becomes unattached and falls, you must provide us with evidence of liability insurance (if available) to protect us against claims of personal injury and property damage to others, related to your satellite dish, antenna and related equipment. The insurance coverage must be \$ 100000.00, which is an amount reasonably determined by us to accomplish that purpose. Factors affecting the amount of insurance include height of installation above ground level, potential wind velocities, risk of the dish/antenna becoming unattached and falling on someone, etc.
- 11. SECURITY DEPOSIT.** An additional security deposit of \$ 250.00 will be charged. We [check one]  will consider or  will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract [check one]  does or  does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

This additional security deposit is required to help protect us against possible repair costs, damages, or failure to remove the satellite dish, antenna and related equipment at time of move-out. Factors affecting any security deposit may vary, depending on: (1) how the dish or antenna is attached (nails, screws, lag bolts drilled into walls); (2) whether holes were permitted to be drilled through walls for the cable between the satellite dish and the TV; and (3) the difficulty and cost repair or restoration after removal, etc.

**12. WHEN YOU MAY BEGIN INSTALLATION.** You may start installation of your satellite dish, antenna or related equipment only after you have: (1) signed this addendum; (2) provided us with written evidence of the liability insurance referred to in paragraph 10 of this addendum; (3) paid us the additional security deposit, if applicable, in paragraph 11; and (4) received our written approval of the installation materials and the person or company that will do the installation, which approval may not be unreasonably withheld.

**13. MISCELLANEOUS.** If additional satellite dishes or antennas are desired, an additional lease addendum must be executed.

**14. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

**Must not be attached to the building or placed in any common area.**

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(signs here)*

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**Date of Lease Contract**

**April 15, 2022**

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**LEASE CONTRACT ADDENDUM FOR  
ENCLOSED GARAGE, CARPORT, OR STORAGE UNIT**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
\_\_\_\_\_  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

Rukia Bile  
\_\_\_\_\_  
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The term of this Addendum is as follows:  
Begins on \_\_\_\_\_, \_\_\_\_\_ and  
ending on \_\_\_\_\_, \_\_\_\_\_.

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. GARAGE, CARPORT, OR STORAGE UNIT.** You are entitled to exclusive possession of: (check as applicable)

- garage or carport attached to the dwelling;
- garage space number(s) 96 99 100 106 \_\_\_\_\_;
- carport space number(s) \_\_\_\_\_;
- and/or
- storage unit number(s) \_\_\_\_\_.

All terms and conditions of the Lease Contract apply to the above areas unless modified by this addendum.

**4. SECURITY DEPOSIT.** An additional security deposit of \$ \_\_\_\_\_ will be charged for the checked areas above. We (check one)  will consider or  will not consider this additional security deposit a general security deposit for all purposes. The security deposit amount in the Security Deposit paragraph of the Lease Contract (check one)  does or  does not include this additional deposit amount. Refund of the additional security deposit will be subject to the terms and conditions set forth in the Lease Contract regardless of whether it is considered part of the general security deposit.

**5. ADDITIONAL MONTHLY RENT.** Your total monthly rent (as stated in the Lease Contract) will be increased by \$ 120.00. The monthly rent amount in the Rent and Charges paragraph of the Lease Contract (check one)  includes  does not include this additional rent.

**6. USE RESTRICTIONS.** Garage or carport may be used only for storage of operable motor vehicles unless otherwise stated in our rules or community policies. Storage units may be used only for storage of personal property. No one may sleep, cook, barbeque, or live in a garage, carport, or storage unit. Persons not listed as a resident or occupant in the Lease Contract may not use the areas covered by this addendum. No plants may be grown in such areas.

**7. NO DANGEROUS ITEMS.** Items that pose an environmental hazard or a risk to the safety or health of other residents, occupants, or neighbors in our sole judgment or that violate any government regulation may not be stored. Prohibited items include fuel (other than in a properly capped fuel tank of a vehicle or a closed briquette lighter fluid container), fireworks, rags, piles of paper, or other material that may create a fire or environmental hazard. We may remove from such areas, without prior notice, items that we believe might constitute a fire or environmental hazard. Because of carbon monoxide risks, you may not run the motor of a vehicle inside a garage unless the garage door is open to allow fumes to escape.

**8. NO SMOKE, FIRE, OR CARBON MONOXIDE DETECTORS.** No smoke, fire, or carbon monoxide detectors will be furnished by us unless required by law.

**9. GARAGE DOOR OPENER.** If an enclosed garage is furnished, you  will  will not be provided with a  garage door opener and/or  garage key. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.

**10. SECURITY.** Always remember to lock any door of a garage or storage unit and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.

**11. INSURANCE AND LOSS/DAMAGE TO YOUR PROPERTY.** You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We are not responsible for pest control in such areas.

**12. COMPLIANCE.** As allowed by law, we may periodically open and enter garages and storerooms to ensure compliance with this addendum. In the event we enter the garage or storerooms, we will comply with the notice provisions set forth in the Lease Contract.

**13. NO LOCK CHANGES, ALTERATIONS, OR IMPROVEMENTS.** Without our prior written consent, locks on doors of garages and storage units may not be rekeyed, added, or changed, and improvements, alterations, or electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors, or doors. Any damage not caused by us or our representatives to areas covered by this addendum will be paid for by you.

**14. MOVE-OUT AND REMEDIES.** Any items remaining after you have vacated the dwelling will be removed, sold, or otherwise disposed of according to the Lease Contract, which addresses disposition or sale of property left in an abandoned or surrendered dwelling. All remedies in the Lease Contract apply to areas covered by this addendum.

15. **SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner's Representative**  
*(signs here)*

\_\_\_\_\_

**Date of Lease Contract**

**April 15, 2022**

\_\_\_\_\_





**COMMUNITY POLICIES, RULES AND REGULATIONS  
ADDENDUM**



*This addendum is incorporated into the Lease Contract (the "Lease") identified below and is in addition to all the terms and conditions contained in the Lease. If any terms of this Addendum conflict with the Lease, the terms of this Addendum shall be controlling:*

Property Owner: G&I X Phoenix Apartments, LLC

Resident(s): Rukia Bile

Unit No./Address: #313-200, 200 S Winthrop Street # 313, Saint Paul, MN 55119

Lease Date: 04/15/2022

**I. GENERAL CONDITIONS FOR USE OF DWELLING PROPERTY AND RECREATIONAL FACILITIES.**

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. Owner and management may make changes to the Rules for use of any Amenity at any time.

**Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.**

**THE TERMS OF THIS ADDENDUM SHALL ALSO APPLY TO RESIDENT(S)' OCCUPANTS, AGENTS AND INVITEES, TOGETHER WITH THE HEIRS, ASSIGNS, ESTATES AND LEGAL REPRESENTATIVES OF THEM ALL, AND RESIDENT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, AND COMMUNITY RULES AND REGULATIONS, AND RESIDENT(S) INTEND TO AND SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM ALL CLAIMS OF SUCH PERSONS AS DESCRIBED IN THE PRECEDING PARAGRAPH. The term "Owner" shall include the Management, officers, partners, employees, agents, assigns, Owners, subsidiaries and affiliates of Owner.**

**II. POOL.** This Community  **DOES;**  **DOES NOT** have a pool. When using the pool, Resident(s) agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the pool area and Management policies.
- All Swimmers swim at their own risk. Owner is not responsible for accidents or injuries.
- For their safety, Residents should not swim alone.
- Pool hours are posted at the pool.
- No glass, pets, or alcoholic beverages are permitted in the pool area. Use paper or plastic containers only.
- Proper swimming attire is required at all times and a swimsuit "cover up" should be worn to and from the pool.
- No running or rough activities are allowed in the pool area. Respect others by minimizing noise, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas, disposing of trash, and keeping pool gates closed.
- Resident(s) must accompany their guests.
- Resident(s) must notify Owner any time there is a problem or safety hazard at the pool.

**IN CASE OF EMERGENCY DIAL 911**

**III. FITNESS CENTER.** This Community  **DOES;**  **DOES NOT** have a fitness center. When using the fitness center, Resident agrees to the following:

- Residents and guests will adhere to the rules and regulations posted in the fitness center and Management policies.
- The Fitness Center is not supervised. Resident(s) are solely responsible for their own appropriate use of equipment.
- Resident(s) shall carefully inspect each piece of equipment prior to Resident's use and shall refrain from using any equipment that may be functioning improperly or that may be damaged or dangerous.
- Resident(s) shall immediately report to Management any equipment that is not functioning properly, is damaged or appears dangerous, as well any other person's use that appears to be dangerous or in violation of Management Rules and Policies.
- Resident(s) shall consult a physician before using any equipment in the Fitness Center and before participating in any aerobics or exercise class, and will refrain from such use or participation unless approved by Resident's physician.
- Resident(s) will keep Fitness Center locked at all times during Resident's visit to the Fitness Center.
- Resident(s) will not admit any person to the Fitness Center who has not registered with the Management Office.
- Resident(s) must accompany guests, and no glass, smoking, eating, alcoholic beverages, pets, or black sole shoes are permitted in the Fitness Center.

Card # issued: (1) \_\_\_\_\_ (3) \_\_\_\_\_ (5) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_ (6) \_\_\_\_\_

IV. **PACKAGE RELEASE.** This Community  **DOES;**  **DOES NOT** accept packages on behalf of Residents.

***For communities that do accept packages on behalf of its Residents:***

Resident(s) gives Owner permission to sign and accept any parcels or letters sent to Resident(s) through UPS, Federal Express, Airborne, United States Postal Service or the like. Resident agrees that Owner does not accept responsibility or liability for any lost, damaged, or unordered deliveries, and agrees to hold Owner harmless for the same.

V. **BUSINESS CENTER.** This Community  **DOES;**  **DOES NOT** have a business center.

Resident(s) agrees to use the business center at Resident(s) sole risk and according to the Rules and Regulations posted in the business center and Management policies. Owner is not responsible for data, files, programs or any other information lost or damaged on Business Center computers or in the Business Center for any reason. No software may be loaded on Business Center computers without the written approval of Community Management. No inappropriate, offensive, or pornographic images or files (in the sole judgment of Owner) will be viewed or loaded onto the Business Center computers at any time. Residents will limit time on computers to \_\_\_\_\_ minutes if others are waiting to use them. Smoking, eating, alcoholic beverages, pets, and any disturbing behavior are prohibited in the business center.

VI. **AUTOMOBILES/BOATS/RECREATIONAL VEHICLES.** The following policies are in addition to those in the Lease, and may be modified by the additional rules in effect at the Community at any given time:

- Only 1 vehicle per licensed Resident is allowed.
- All vehicles must be registered at the Management office.
- Any vehicle(s) not registered, considered abandoned, or violating the Lease, this Addendum, or the Community Rules, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24 hour notice is placed on the vehicle.
- Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.
- The washing of vehicles is not permitted on the property unless specifically allowed in designated area.
- Any on property repairs and/or maintenance of any vehicle must be with the prior written permission of the Management.
- Recreational vehicles, boats or trailers may only be parked on the property with Management's permission (in Management's sole discretion), and must be registered with the Management Office and parked in the area(s) designated by Management.

VII. **FIRE HAZARDS.** In order to minimize fire hazards and comply with city ordinances, Resident shall comply with the following:

- Residents and guests will adhere to the Community rules and regulations other Management policies concerning fire hazards, which may be revised from time to time.
- No person shall knowingly maintain a fire hazard.
- **Grills, Barbeques, and any other outdoor cooking or open flame devices will be used only on the ground level and will be placed a minimum of \_\_\_\_\_ feet from any building.** Such devices will not be used close to combustible materials, tall grass or weeds, on exterior walls or on roofs, indoors, on balconies or patios, or in other locations which may cause fires.
- **Fireplaces:** Only firewood is permitted in the fireplace. No artificial substances, such as Duraflame® logs are permitted. Ashes must be disposed of in metal containers, after ensuring the ashes are cold.
- Flammable or combustible liquids and fuels shall not be used or stored (including stock for sale) in dwellings, near exits, stairways breezeways, or areas normally used for the ingress and egress of people. This includes motorcycles and any apparatus or engine using flammable or combustible liquid as fuel.
- No person shall block or obstruct any exit, aisle, passageway, hallway or stairway leading to or from any structure.
- Resident(s) are solely responsible for fines or penalties caused by their actions in violation of local fire protection codes.

VIII. **EXTERMINATING.** Unless prohibited by statute or otherwise stated in the Lease, Owner may conduct extermination operations in Residents' dwelling several times a year and as needed to prevent insect infestation. Owner will notify Residents in advance of extermination in Residents' Dwelling, and give Resident instructions for the preparation of the Dwelling and safe contact with insecticides. Residents will be responsible to prepare the Dwelling for extermination in accordance with Owner's instructions. If Residents are unprepared for a scheduled treatment date Owner will prepare Residents' apartment and charge Residents accordingly. Residents must request extermination treatments in addition to those regularly provided by Owner in writing. **Residents agree to perform the tasks required by Owner on the day of interior extermination to ensure the safety and effectiveness of the extermination. These tasks will include, but are not limited to, the following:**

- Clean in all cabinets, drawers and closets in kitchen and pantry.
- If roaches have been seen in closets, remove contents from shelves and floor.
- Remove infants and young children from the dwelling.
- Remove pets or place them in bedrooms, and notify Owner of such placement.
- Remove chain locks or other types of obstruction on day of service.
- Cover fish tanks and turn off their air pumps.
- Do not wipe out cabinets after treatment.

In the case of suspected or confirmed bed bug infestation, resident will agree to the following:

- Resident will wash all clothing, bed sheets, draperies, towels, etc. in extremely hot water.
- Resident will thoroughly clean, off premises, all luggage, handbags, shoes and clothes hanging containers.
- Resident will cooperate with Owner's cleaning efforts for all mattresses and seat cushions or other upholstered furniture, and will dispose of same if requested.

**RESIDENTS ARE SOLELY RESPONSIBLE TO NOTIFY OWNER IN WRITING PRIOR TO EXTERMINATION OF ANY ANTICIPATED HEALTH OR SAFETY CONCERNS RELATED TO EXTERMINATION AND THE USE OF INSECTICIDES**

IX. **DRAPES AND SHADES.** Drapes or shades installed by Resident, when allowed, must be lined in white and present a uniform exterior appearance.

X. **WATER BEDS.** Resident shall not have water beds or other water furniture in the dwelling without prior written permission of Owner.

- XI. BALCONY or PATIO.** Balconies and patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.
- XII. SIGNS.** Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.
- XIII. SATELLITE DISHES/ANTENNAS.** You must complete a satellite addendum and abide by its terms prior to installation or use.
- XIV. WAIVER/SEVERABILITY CLAUSE.** No waiver of any provision herein, or in any Community rules and regulations, shall be effective unless granted by the Owner in a signed and dated writing. If any court of competent jurisdiction finds that any clause, phrase, or provision of this Part is invalid for any reason whatsoever, this finding shall not effect the validity of the remaining portions of this addendum, the Lease Contract or any other addenda to the Lease Contract.
- XV. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:  
Residents may paint their home but must use Kilz brand primer to cover up prior to move-out. Walls left painted will each have a \$100 charge. Avoid getting paint on ceiling, baseboards & carpet to avoid additional charges. All apartments are inspected prior to move-in & the resident will be liable for treatment cost and expenses.  
Residents not permitted to store grills, barbeques, etc. on patio balcony or garage. No contact paper may be applied to any surface in the home. Any odor removal (cooking odors & smoking odors) costs at move out will be the responsibility of the resident to pay back. Management does not allow boats, recreational vehicles, campers, or storage trailers to be parked on the premises. These vehicles will be towed at the vehicle owners expense.

I have read, understand and agree to comply with the preceding provisions.

Resident	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Owner Representative		Date	



**LEASE ADDENDUM  
LIABILITY INSURANCE REQUIRED OF RESIDENT**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
\_\_\_\_\_  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Residents (list all residents):

Rukia Bile  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. ACKNOWLEDGMENT CONCERNING INSURANCE OR DAMAGE WAIVER.**

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or belongings, or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that by not maintaining your own policy of personal liability insurance, you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your actions or the actions of your occupants or guests. You understand that paragraph 8 of the Lease Contract requires you to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$ 100000.00 per occurrence. You understand and agree to maintain at all times during the Term of the Lease Contract and any renewal periods a policy of personal liability insurance satisfying the requirements listed below, at your sole expense.

**4. REQUIRED POLICY.**

You are required to purchase and maintain personal liability insurance covering you, your occupants and guests, for personal injury and property damage any of you cause to third parties (including damage to our property), in a minimum policy coverage amount of \$ 100000.00, from a carrier with an AM Best rating of A-VII

or better, licensed to do business in Minnesota. The carrier is required to provide notice to us within 30 days of any cancellation, non-renewal, or material change in your coverage. We retain the right to hold you responsible for any loss in excess of your insurance coverage.

**5. We may provide you with information of an insurance program that we make available to residents, which provides you with an opportunity to buy renter's insurance from a preferred company. However, you are free to contract for the required insurance with a provider of your choosing.**

**6. SUBROGATION ALLOWED.** You and we agree that subrogation is allowed by all parties and that this agreement supersedes any language to the contrary in the Lease Contract.

**7. YOUR INSURANCE COVERAGE.** You have purchased the required personal liability insurance from the insurance company of your choosing listed below that is licensed to do business in this state, and have provided us with written proof of this insurance prior to the execution and commencement of the Lease Contract. You will provide additional proof of insurance in the future at our request.

Insurance Company: \_\_\_\_\_  
\_\_\_\_\_

**8. DEFAULT.** Any default under the terms of this Addendum shall be deemed an immediate, material and incurable default under the terms of the Lease Contract, and we shall be entitled to exercise all rights and remedies under the law.

**9. MISCELLANEOUS.** Except as specifically stated in this Addendum, all other terms and conditions of the Lease Contract shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease Contract, the terms of this Addendum shall control.

**10. SPECIAL PROVISIONS:**

In no instance, including but not limited to, the payment of rent, shall Lessee or Lessee's agents, invitees or guests, be considered an insured, as a co-insured or an additional insured or otherwise under Lessor's property or casualty insurance policies or under Lessor's self-funded risk management programs, if any. If at any time Lessee does not have insurance, Lessor has the right to 'force place' coverage and charge Lessee a fee to cover the expense for such insurance. Lessee may obtain Required Insurance from an insurance company of Lessee's choice. Resident's insurance must name property as Interested Party, as noted below: "Interested Party - The Haven of Battle Creek, notices sent 200 Winthrop St S, St Paul, MN 55119"  
\_\_\_\_\_

**I have read, understand and agree to comply with the preceding provisions.**

**Resident or Residents**  
*[All residents must sign here]*

**Owner or Owner's Representative**  
*[signs here]*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Date of Lease Contract**  
April 15, 2022  
\_\_\_\_\_

**LEASE ADDENDUM  
FOR REMOTE CONTROL, CARD, OR CODE ACCESS GATE**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. REMOTE CONTROL/CARDS/CODE FOR GATE ACCESS.**

- Remote control for gate access.** Each person who is listed as a resident on the lease will be given a remote control at no cost to use during his or her residency. Each additional remote control for you or other occupants will require a \$ \_\_\_\_\_ non-refundable fee.
- Cards for gate access.** Each person who is listed as a resident on the lease will be given a card at no cost to use during his or her residency. Each additional card for you or other occupants will require a \$ \_\_\_\_\_ non-refundable fee.
- Code for gate access.** Each resident will be given, at no cost, an access code (keypad number) for the pedestrian or vehicular access gates. It is to be used only during your residency. We may change the access code at any time and will notify you of any such changes.

**4. DAMAGED, LOST OR UNRETURNED REMOTE CONTROLS, CARDS OR CODE CHANGES.**

- If a remote control is lost, stolen or damaged, a \$ 100.00 fee will be charged for a replacement. If a remote control is not returned or is returned damaged when you move out, there will be a \$ \_\_\_\_\_ deduction from the security deposit.
- If a card is lost, stolen or damaged, a \$ \_\_\_\_\_ fee will be charged for a replacement card. If a card is not returned or is returned damaged when you move out, there will be a \$ \_\_\_\_\_ deduction from the security deposit.
- We may change the code(s) at any time and notify you accordingly.

**5. REPORT DAMAGE OR MALFUNCTIONS.** Please immediately report to the office any malfunction or damage to gates, fencing, locks or related equipment.

**6. FOLLOW WRITTEN INSTRUCTIONS.** We ask that you and all other occupants read the written instructions that have been furnished to you regarding the access gates. This is important because if the gates are damaged by you or other occupants, guests or invitees through negligence or misuse, you are liable for the damages under your lease, and collection of damage amounts will be pursued.

**7. PERSONAL INJURY AND/OR PERSONAL PROPERTY DAMAGE.** Except as specifically required by law, we have no duty to maintain the gates and cannot guaranty against gate malfunctions. We make no representations or guarantees to you concerning security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests, and any benefit to you of the same is purely incidental. Anything mechanical or electronic is subject to malfunction. Fencing, gates or other devices will not prevent all crime. No security system or device is foolproof or 100 percent successful in deterring crime. Crime can still occur. Protecting residents, their families, occupants, guests and invitees from crime is the sole responsibility of residents, occupants and law enforcement agencies. You should first call 911 or other appropriate emergency police numbers if a crime occurs or is suspected. We are not liable to any resident, family member, guest, occupant or invitee for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions of any persons to whom you provide access to the community.

**8. RULES IN USING VEHICLE GATES.**

- Always approach entry and exit gates with caution and at a very slow rate of speed.
- Never stop your car where the gate can hit your vehicle as the gate opens or closes.
- Never follow another vehicle into an open gate. Always use your card to gain entry.
- Report to management the vehicle license plate number of any vehicle that piggybacks through the gate.
- Never force the gate open with your car.
- Never get out of your vehicle while the gates are opening or closing.
- If you are using the gates with a boat or trailer, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
- Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
- If you lose your card, please contact the management office immediately.
- Do not give your card or code to anyone else.
- Do not tamper with gate or allow your occupants to tamper or play with gates.

**9. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

Lost fobs will cost \$100 to replace.  
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**Resident or Residents**  
*[All residents must sign here]*

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner or Owner's Representative**  
*[signs here]*

\_\_\_\_\_

**Date of Lease Contract**

**April 15, 2022**

\_\_\_\_\_



NO-SMOKING ADDENDUM



Date: April 15, 2022
(when this Addendum is filled out)

All use of any tobacco product involving smoking, burning, or combustion of tobacco is prohibited in any portion of the apartment community. You are entitled to receive an original of this No-Smoking Addendum after it is fully signed. Keep it in a safe place.

1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313
Saint Paul
55119

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. DEFINITION OF SMOKING. Smoking refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or a tobacco product while that tobacco or tobacco product is burning, lighted, vaporized, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product. The term tobacco includes, but is not limited to any form, compound, or synthesis of the plant of the genus Nicotiana or the species N. tabacum which is cultivated for its leaves to be used in cigarettes, cigars, e-cigarettes, hookahs, vaporizers, or pipes. Smoking also refers to use or possession of burning, lighted, vaporized, or ignited non-tobacco products if they are noxious, offensive, unsafe, unhealthy, or irritating to other persons.

4. SMOKING ANYWHERE INSIDE BUILDINGS OF THE APARTMENT COMMUNITY IS STRICTLY PROHIBITED. All forms and use of burning, lighted, vaporized, or ignited tobacco products and smoking of tobacco products inside any dwelling, building, or interior of any portion of the apartment community is strictly prohibited. Any violation of the no-smoking policy is a material and substantial violation of this Addendum and the Lease Contract.

The prohibition on use of any burning, lighted, vaporized, or ignited tobacco products or smoking of any tobacco products extends to all residents, their occupants, guests, invitees and all others who are present on or in any portion of the apartment community. The no-smoking policy and rules extend to, but are not limited to, the management and leasing offices, building interiors and hallways, building common areas, dwellings, club house, exercise or spa facility, tennis courts, all interior areas of the apartment community, commercial shops, businesses, and spaces, work areas, and all other spaces whether in the interior of the apartment community or in the enclosed spaces on the surrounding community grounds.

Smoking of non-tobacco products which are harmful to the health, safety, and welfare of other residents inside any dwelling or building is also prohibited by this Addendum and other provisions of the Lease Contract.

5. SMOKING OUTSIDE BUILDINGS OF THE APARTMENT COMMUNITY. Smoking is permitted only in specially designated areas outside the buildings of the apartment community. Smoking must be at least feet from the buildings in the apartment community, including administrative office buildings. If the previous field is not completed, smoking is only permitted at least 25 feet from the buildings in the apartment community, including administrative office buildings. The smoking-permissible areas are marked by signage.

Smoking on balconies, patios, and limited common areas attached to or outside of your dwelling [X] is [ ] is not permitted.

The following outside areas of the community may be used for smoking:

Even though smoking may be permitted in certain limited outside areas, we reserve the right to direct that you and your occupants, family, guests, and invitees cease and desist from smoking in those areas if smoke is entering the dwellings or buildings or if it is interfering with the health, safety, or welfare or disturbing the quiet enjoyment, or business operations of us, other residents, or guests.

6. YOUR RESPONSIBILITY FOR DAMAGES AND CLEANING. You are responsible for payment of all costs and damages to your dwelling, other residents' dwellings, or any other portion of the apartment community for repair, replacement, or cleaning due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees, regardless of whether such use was a violation of this Addendum. Any costs or damages we incur related to repairs, replacement, and cleaning due to your smoking or due to your violation of the no-smoking provisions of the Lease Contract are in excess of normal wear and tear. Smoke related damage, including but not limited to, the smell of tobacco smoke which permeates sheetrock, carpeting, wood, insulation, or other components of the dwelling or building is in excess of normal wear and tear in our smoke free apartment community.

7. YOUR RESPONSIBILITY FOR LOSS OF RENTAL INCOME AND ECONOMIC DAMAGES REGARDING OTHER RESIDENTS. You are responsible for payment of all lost rental income or other economic and financial damages or loss to us due to smoking or smoke related damage caused by you or your occupants, family, guests, or invitees which results in or causes other residents to vacate their dwellings, results in disruption of other residents' quiet enjoyment, or adversely affects other residents' or occupants' health, safety, or welfare.

8. LEASE CONTRACT TERMINATION FOR VIOLATION OF THIS ADDENDUM. We have the right to terminate your Lease Contract or right of occupancy of the dwelling for any violation of this No-Smoking Addendum. Violation of the no-smoking provisions is a material and substantial default or violation of the Lease Contract. Despite the termination of the Lease Contract or your occupancy, you will remain liable for rent through the end of the Lease Contract term or the date on which the dwelling is re-rented to a new occupant, whichever comes first. Therefore, you may be responsible for payment of rent after you vacate the leased premises even though you are no longer living in the dwelling.

- 9. EXTENT OF YOUR LIABILITY FOR LOSSES DUE TO SMOKING.** Your responsibility for damages, cleaning, loss of rental income, and loss of other economic damages under this No-Smoking Addendum are in addition to, and not in lieu of, your responsibility for any other damages or loss under the Lease Contract or any other addendum.
- 10. YOUR RESPONSIBILITY FOR CONDUCT OF OCCUPANTS, FAMILY MEMBERS, AND GUESTS.** You are responsible for communicating this community’s no-smoking policy and for ensuring compliance with this Addendum by your occupants, family, guests, and invitees.
- 11. THERE IS NO WARRANTY OF A SMOKE FREE ENVIRONMENT.** Although we prohibit smoking in all interior parts of the apartment community, there is no warranty or guaranty of any kind that your dwelling or the apartment community is smoke free. Smoking in certain limited outside areas is allowed as provided above. Enforcement of our no-smoking policy is a joint responsibility which requires your cooperation in reporting incidents or suspected violations of smoking. You must report violations of our no-smoking policy before we are obligated to investigate and act, and you must thereafter cooperate with us in prosecution of such violations.

This is an important and binding legal document. By signing this Addendum you are agreeing to follow our no-smoking policy and you are acknowledging that a violation could lead to termination of your Lease Contract or right to continue living in the dwelling. If you or someone in your household is a smoker, you should carefully consider whether you will be able to abide by the terms of this Addendum.

- 12. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:  
Smoking is permitted, but any odor removal (cooking odors and smoking odors) costs at move out will be the responsibility of the resident to pay back.

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**Resident or Residents**  
*(All residents must sign here)*

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**Owner or Owner’s Representative**  
*(Sign here)*

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RESIDENT PARKING ADDENDUM

Date: April 15, 2022
(when this Addendum is filled out)

1. APARTMENT DESCRIPTION.

Apt. No. 313-200, 200 S Winthrop Street # 313
Saint Paul
55119

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

The term of this Parking Addendum is as follows: Begins on , and ending on .

RESIDENT AND OWNER AGREE AS FOLLOWS:

- 3. You agree to properly register all vehicles with management.
4. If you are provided with a parking tag or sticker it must be properly installed and displayed.
5. Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas...
6. If you are assigned a specific parking space(s) we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.
7. You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.
8. You agree to use parking spaces in accord with the terms of the Lease and Community Rules.
9. Any vehicles which are improperly parked or are in violation of this Addendum, the terms of the Lease or Community Rules will be towed at your expense.

- 10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property.
11. Any action by you, any occupant, guest, or visitor that violates this Addendum shall constitute a violation of the Lease Contract.
12. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this Addendum.

COST FOR PARKING

Resident agrees to pay a onetime fee of \$ per vehicle on or before the day of . In alternative resident agrees to pay \$ monthly per vehicle due on or before the day of the month.

Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is days delinquent in paying the required parking fee.

Resident agrees to pay \$ NSF fee for all checks returned for non-sufficient funds.

VEHICLE INFORMATION:

Vehicle 1

Make: Toyota
Model & Year: Rav 4 2021
State: MN
License Plate: EZK 702 #100
Permit Number:
Phone Number: (612) 404-9232
Parking Space:

Vehicle 2

Make: Toyota
Model & Year: Corolla 2020
State: MN
License Plate: DRJ 720 #99
Permit Number:
Phone Number: (612) 404-9232
Parking Space:

Vehicle 3

Make: Chevy
Model & Year: Equinox 2018
State: MN
License Plate: ENH 572
Permit Number:
Phone Number: (612) 404-9232
Parking Space:

13. SPECIAL PROVISIONS.

All vehicles parked in surface lot must have a valid parking sticker. Vehicles will be towed at the vehicle owners expense for expired plates, flat tires, leaking oil, excessive damage to car that makes it inoperable, vehicles taking up two spaces, vehicles parked in handicap and guest parking spaces. Work vehicles are to be approved by management and must be used on a consistent basis. Management has the right to tow any vehicle that is sitting in the same space for more than 14 days.

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**Resident or Residents**  
*(All residents must sign)*

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**Owner or Owner's Representative**  
*(Signs below)*

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**Date of Signing Addendum**

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CRIME/DRUG FREE HOUSING ADDENDUM



1. APARTMENT DESCRIPTION.

Apt. No. 313-200, 200 S Winthrop Street # 313 in Saint Paul (city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract.

3. ADDENDUM APPLICABILITY. In the event any provision in this Addendum is inconsistent with any provision(s) contained in other portions of, or attachments to, the above-mentioned Lease Contract, then the provisions of this Addendum shall control.

4. CRIME/DRUG FREE HOUSING. Resident, members of the Resident's household, Resident's guests, and all other persons affiliated with the Resident:

- A. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:
1. Engaging in any act intended to facilitate any type of criminal activity.
2. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
3. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State of Minnesota and/or the Federal Controlled Substances Act.

Resident or Residents (sign here)

Signature lines for Resident or Residents

Owner or Owner's Representative (signs here)

Signature line for Owner or Owner's Representative

- 4. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws.
5. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.
6. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
7. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.
8. Engaging in any activity that constitutes waste, nuisance, or unlawful use.

B. AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material default, of the parties' Lease Contract.

5. CRIMINAL CONVICTION NOT REQUIRED. Unless otherwise provided by law, proof of violation of any criminal law shall not require a criminal conviction.

6. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Blank lines for special provisions

Date of Signing Addendum

Signature lines for Date of Signing Addendum

Date of Signing Addendum



**ADDENDUM PROHIBITING  
SHORT-TERM SUBLETTING OR RENTAL**



**1. DWELLING UNIT DESCRIPTION.**

Unit No. 313-200, 200 S Winthrop  
Street # 313  
\_\_\_\_\_ (street address) in  
Saint Paul  
(city), Minnesota, 55119 (zip code).

**2. LEASE CONTRACT DESCRIPTION.**

Lease Contract Date: April 15, 2022  
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile  
\_\_\_\_\_  
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This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

**3. SHORT TERM SUBLEASE OR RENTING PROHIBITED.**

Without limiting the prohibition in the Lease on subletting, assignment, and licensing, and without limiting any of our rights or remedies, this Addendum to the Lease further supplements and defines the requirements and prohibitions contained in the Lease Contract between you and us. You are hereby strictly prohibited from subletting, licensing, or renting to any third party, or allowing occupancy by any third party, of all or any portion of the dwelling, whether for an overnight use or duration of any length, without our prior written consent in each instance. This prohibition applies to overnight stays or any other stays arranged on Airbnb.com or other similar internet sites.

**4. PROHIBITION ON LISTING OR ADVERTISING DWELLING ON OVERNIGHT SUBLETTING OR RENTING WEBSITES.**

You agree not to list or advertise the dwelling as being available for short term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. You agree that listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation of this Addendum and a breach of your Lease Contract.

**5. VIOLATION OF LEASE AGREEMENT.**

Your Lease Contract allows for use of your dwelling as a private residence only and strictly prohibits conducting any kind of business in, from, or involving your dwelling unless expressly permitted by law. Separately, your Lease Contract prohibits subletting or occupancy by others of the dwelling for any period of time

without our prior written consent. Permitting your dwelling to be used for any subletting or rental or occupancy by others (including, without limitation, for a short term), regardless of the value of consideration received or if no consideration is received, is a violation and breach of this Addendum and your Lease Contract.

**6. REMEDY FOR VIOLATION.**

Any violation of this Addendum constitutes a material violation of the Lease Contract, and as such we may exercise any default remedies permitted in the Lease Contract, including termination of your tenancy, in accordance with local law. This clause shall not be interpreted to restrict our rights to terminate your tenancy for any lawful reason, or by any lawful method.

**7. RESIDENT LIABILITY.**

You are responsible for and shall be held liable for any and all losses, damages, and/or fines that we incur as a result of your violations of the terms of this Addendum or the Lease Contract. Further, you agree you are responsible for and shall be held liable for any and all actions of any person(s) who occupy your dwelling in violation of the terms of this Addendum or the Lease Contract, including, but not limited to, property damage, disturbance of other residents, and violence or attempted violence to another person. In accordance with applicable law, without limiting your liability you agree we shall have the right to collect against any renter's or liability insurance policy maintained by you for any losses or damages that we incur as the result of any violation of the terms of this Addendum.

**8. SEVERABILITY.**

If any provision of this Addendum or the Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease Contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this Addendum while preserving the intent of the parties.

**9. SPECIAL PROVISIONS.**

The following special provisions control over conflicting provisions of this printed form:  
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**Resident or Residents**  
(All residents must sign)

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**Owner or Owner's Representative**  
(Signs below)

\_\_\_\_\_  
**Date of Signing Addendum**  
\_\_\_\_\_

PACKAGE ACCEPTANCE ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313 in Saint Paul (city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE OF ADDENDUM. By signing this Addendum, you wish for us to sign for, and to accept, U.S. mail and privately-delivered packages or other items on your behalf, subject to the terms and conditions set forth herein.

4. PACKAGE ACCEPTANCE.

A. Generally. You hereby authorize us and our agent to accept, on your behalf, any package or item delivered to our on-site management office during disclosed business hours, including but not limited to any package delivered by the U.S. Postal Service or by any private courier service or individual. You also specifically authorize us to sign on your behalf if the person or entity delivering said package or item requires an adult signature prior to delivery, including but not limited to the delivery of certified or registered mail. A photo I.D. is required before any packages will be released. Packages will only be released to verified Residents or approved representatives.

B. Limitations. You understand and agree that we may refuse to accept any package for any reason or no reason at all.

5. TIME LIMITATION. Due to limited storage space, we must ask that you pick up your package as soon as possible. You also agree that we shall have no duty whatsoever to hold or store any package for more than 7 days after receipt (accordingly, you should notify the management office if you are going to be away from the apartment home and expect to be receiving a package(s)). After said time, you agree that any such package is deemed abandoned and you authorize us to return the package to its original sender.

Resident or Residents (All residents must sign)

6. DUTY OF CARE, INDEMNIFICATION, ASSUMPTION OF RISKS AND WAIVER.

As to any package for which we sign and/or receive on your behalf, you understand and agree that we have no duty to notify you of our receipt of such package, nor do we have any duty to maintain, protect, or deliver said package to you, nor do we have any duty to make said package available to you outside disclosed business hours. Any packages or personal property delivered to us or stored by us shall be at your sole risk, and you assume all risks whatsoever associated with any loss or damage to your packages and personal property. You, your guests, family, invitees, and agents hereby waive any and all claims against us or our agents of any nature regarding or relating to any package or item received by us, including but not limited to, claims for theft, misplacing or damaging any such package, except in the event of our or our agent's gross negligence or willful misconduct. You also agree to defend and indemnify us and our agents and hold us both harmless from any and all claims that may be brought by any third party relating to any injury sustained relating to or arising from any package that we received on your behalf. You also agree to indemnify us and our agents and hold us harmless from any damage caused to us or our agents by any package received by us for you. You also authorize us to throw away or otherwise dispose of any package that we, in our sole discretion, deem to be dangerous, noxious, or in the case of packaged food, spoiled, and waive any claim whatsoever resulting from such disposal.

7. SEVERABILITY. If any provision of this Addendum or the Lease Contract is illegal, invalid or unenforceable under any applicable law, then it is the intention of the parties that (a) such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Addendum or the Lease, (b) the remainder of this Addendum shall not be affected thereby, and (c) it is also the intention of the parties to this Addendum that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Addendum a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

8. SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

Blank lines for special provisions.

Owner or Owner's Representative (Signs below)

Date of Signing Addendum



REASONABLE MODIFICATIONS AND ACCOMMODATIONS POLICY



1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313 in Saint Paul (city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

3. EQUAL HOUSING OPPORTUNITY POLICY. We provide rental housing on an equal opportunity basis. Consistent with this policy, we welcome persons with disabilities to our community and will not discriminate against any person because of his or her disability, or his or her association with anyone with a disability. In addition, we know that it may sometimes be necessary for persons with disabilities to be able to make modifications to their surroundings or to have accommodations made in our practices or procedures to enable them to fully enjoy and use their housing, and we have created the policy described herein to meet that need.

4. PURPOSE OF POLICY. A resident or applicant may be entitled under state and federal fair housing laws to a reasonable accommodation and/or reasonable modification when needed because of a disability of the resident, the applicant, and/or a person associated with a resident or applicant, such as a member of the household or frequent guest. The reasonable accommodation and/or reasonable modification must be necessary for the individual with the disability to have an equal opportunity to fully use and/or enjoy housing services offered to other residents and/or the individual dwelling unit. We will grant requests for accommodations or modifications that are reasonable and necessary because of a disability, would not impose an undue financial or administrative burden on our operations, and do not fundamentally alter the nature of services or resources we provide as part of our housing program.

5. DEFINITIONS.

A. Disability. The Federal Fair Housing Act defines a person with a disability to include: (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; or (3) individuals with a record of such an impairment.

B. Reasonable Modifications. A reasonable modification is a structural change made to existing premises, occupied or to be occupied, by a person with a disability, in order to afford such person full enjoyment of the premises. These are typically structural changes to interiors and exteriors of dwellings and to common and public use areas, which are necessary to accommodate a person with a disability. Depending on the nature of the request, reasonable modifications are typically granted at the expense of the person requesting them.

C. Reasonable Accommodation. A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common areas.

6. REQUESTS FOR REASONABLE MODIFICATIONS.

A. Generally. If you are a resident or an applicant (i) with a disability, or (ii) with someone associated with you who has a disability, you have the right to request a reasonable modification to your dwelling or the common areas, in accordance with fair housing laws, if such modifications may be necessary to allow you to have an equal opportunity to fully use and/or enjoy your dwelling.

B. Reasonable Modification Expenses. Expenses for reasonable modifications, and restoration expenses, if applicable, of such modifications, shall be allocated in accordance with state and federal fair housing laws.

C. Permission Required, Evaluation of Disability.

If you would like to request a reasonable modification to your dwelling or the common areas of the community that is necessary because of a disability, you must first obtain permission from us. We prefer that you use the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance in completing this form, please let us know, and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what specific modification is being sought. In addition, if the disability or the disability-related need for the modification is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the modification; however, we will only request information necessary to evaluate your request, and all information will be kept confidential.

D. Reasonable Assurances. Depending on the modification requested, we may require you to provide reasonable assurances that the modification will be done in a workmanlike manner and that any required building permits will be obtained. In some cases, any third-party retained to perform the modification may also have to be approved in writing by us, and be properly licensed and insured. During and upon completion of the modification, we may inspect the work in connection with our overall property management responsibilities. We will not increase your security deposit as a result of a modification request. However, when applicable, if you fail to restore the interior of the dwelling to its original condition, excluding normal wear and tear, at the end of the tenancy, we may assess the cost of restoration against your security deposit and/or final account upon move-out.

E. Restoration Reimbursement. At the end of your tenancy, you may be responsible to restore the interior of your dwelling to its pre-modification condition at your expense, depending on the nature of the modification. Again, depending on the modification, we may request that you deposit sufficient funds for that restoration in an interest bearing escrow account to ensure any required restoration can be completed. Regardless of modification, you will remain responsible to pay for damage to your dwelling in excess of ordinary wear and tear.

F. Alternative Modification. Depending on the circumstances, we may not be able to grant the exact modification you have requested and we may ask to discuss other alternatives with you.

**7. REQUESTS FOR REASONABLE ACCOMMODATIONS.**

**A. Generally.** We will make reasonable accommodations in our rules, policies, practices, and/or services, to the extent that such accommodations may be reasonably necessary to give you, as a disabled person, an equal opportunity to fully use and enjoy your dwelling, and the public and common areas of the premises, and as otherwise required by law.

**B. Request for Accommodation, Evaluation of Disability.**

If you would like a reasonable accommodation that is necessary because of a disability, please submit a request to us, preferably using the attached "Reasonable Accommodation and/or Modification to Rental Unit" form, but you are not required to use this form. If you would like or need assistance completing this form please let us know and we will be glad to provide assistance. Whether you use our form or your own form of request, we will need to know what accommodation is being sought. In addition, if the disability is not obvious, we may ask for information that is reasonably necessary to evaluate the disability-related need for the accommodation. We will only request information that is reasonably necessary for us to evaluate your request, and we will keep all information you provide confidential.

**C. Alternative Accommodation.** Depending on the circumstances, we may not be able to grant the exact accommodation you have requested and we may ask to discuss other alternatives with you.

**8. OWNER RESPONSIBILITY.** We will respond to all requests for a reasonable accommodation and/or modification in a timely manner. If we deny your request for a reasonable modification and/or accommodation, we will explain the reason for our denial and we will discuss with you whether there are alternative accommodations and/or modifications that we could provide that would meet your needs. We also are committed to entering into an interactive dialogue with you in relation to any request, and therefore agree to speak with you in relation to any request so that you have sufficient opportunity to provide us with any information you believe is relevant to our evaluation of your request for the modification(s) and/or accommodation(s).

**9. AMENDMENT TO POLICY.** This policy may be amended and updated at any time upon written notice to you. In addition, in the event of any conflict between this policy and/or state, local or federal law, the provisions of such law shall control.

If you have any questions about this policy, you should contact:

Management Office

by writing or calling:

All requests should be made in writing and delivered to the management office.

\_\_\_\_\_  
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**Resident or Residents**  
*(All resident's must sign)*

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**Owner or Owner's Representative**  
*(Signs below)*

\_\_\_\_\_

**Date of Signing**

\_\_\_\_\_

CONSTRUCTION ADDENDUM



1. DWELLING UNIT DESCRIPTION.

Unit No. 313-200, 200 S Winthrop Street # 313 (street address) in Saint Paul (city), Minnesota, 55119 (zip code).

2. LEASE CONTRACT DESCRIPTION.

Lease Contract Date: April 15, 2022
Owner's name: G&I X Phoenix Apartments, LLC

Residents (list all residents):

Rukia Bile

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

3. PURPOSE OF ADDENDUM. By signing this Addendum, Resident acknowledges that existing, on-going, or future construction on the property may affect your use, view, and enjoyment of such property.

4. RESIDENT ACKNOWLEDGMENT OF CONSTRUCTION ON PROPERTY. Resident acknowledges that the property, including its common areas and apartments, may currently or in the future, be under repair, renovation, improvement, or construction. Owner does not guarantee that the repair, renovation, improvement, or construction will be completed on a set date or time and therefore, is not under any obligation to have said repair, renovation, improvement, or construction completed by a set date or time. Resident also acknowledges that the repair, renovation, improvement, or construction does not represent a breach of Owner's obligations under the Lease Contract.

5. USE OF AMENITIES AND SERVICES. Repair, renovation, improvement, or construction at the property may create conditions where Resident's use of the property's amenities and services may be limited or not available.

6. NOISE AND OTHER DISTURBANCES. Repair, renovation, improvement, or construction at or near the property may create noise or other disturbances, and the property itself, or portions thereof, may be unfinished for some time with respect to landscaping, building exteriors, interiors, amenities, walkways, lighting and the like. Resident acknowledges that these conditions may create inconveniences that may be beyond the control of the Owner. Resident agrees that despite these inconveniences, the obligations of the Resident, including payment of rent, as set forth in the Lease Contract will still be in effect.

7. RELEASE OF LIABILITY. To the extent allowed by state law or local ordinance, by signing this Addendum, Resident agrees to waive all claims related to Resident's inability to access, use, and enjoy the amenities, services, and facilities affected by existing, on-going, or future repair, renovation, improvement, or construction on the property.

The existing, on-going, or future construction at the property includes:

Title/Description:

Anticipated Start Date:

Anticipated End Date:

To the extent allowed by state law or local ordinance, Resident further agrees that any inconvenience associated with the repair, renovation, improvement, or construction, such as, but not limited to, those disclosed herein, will not be deemed to give Resident any offset to rent obligations, or other compensation, nor will they be the basis for a complaint(s) or defense(s) against Owner for rent relief, constructive eviction, fitness and habitability, peaceful and quiet enjoyment, nuisance, or any other claim, right or remedy.

8. DELAY OF OCCUPANCY. Resident acknowledges that occupancy of the apartment may be delayed due to repair, renovation, improvement, or construction of the property, including common areas and apartments. Such repair, renovation, improvement, or construction may cause unforeseen delays due to scheduling conflicts, delay in permit issuance, acts of God, and other things beyond the control of Owner. The Lease Contract will remain in effect subject to: (1) the start date of the term of the lease contract shall be changed to the first day that Owner provides Resident the apartment for occupancy, and rent shall be abated until occupancy is provided; and (2) your right to terminate as set forth in your Lease Contract under DELAY OF OCCUPANCY, and in accordance with applicable state law or local ordinance.

Resident hereby knowingly and voluntarily accepts the risks of delays and the apartment not being ready for occupancy on the date set forth in the Lease Contract. Resident agrees that Owner's failure to have the apartment ready on the set date in the Lease Contract due to a repair, renovation, improvement, or construction delay does not constitute a willful failure to deliver possession of the apartment. Resident hereby waives and relinquishes any rights, claims, or causes of action against Owner related to delays in delivering the apartment, including, but not limited to, any holdover rent, or other penalties imposed at Resident's current place of residence, provided however, that Owner agrees that rent will not commence under the Lease Contract until possession is delivered to Resident.

9. DISPLACEMENT. In the event Resident must be displaced from the apartment that is the subject of the Lease Contract due to repair, renovation, improvement, or construction in or around the apartment, Owner, at Owner's sole option, shall transfer Resident to another apartment within the apartment community that is not affected by the repair, renovation, improvement, or construction or shall provide appropriate comparable accommodations for Resident. However, in the event of Resident's displacement and subsequent re-location, the terms of the Lease Contract, including but not limited to the payment of rent shall remain in full force and effect.

10. SEVERABILITY. If any provision of this Lease Contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Lease Contract. The court shall interpret the lease contract and provisions herein in a manner such as to uphold the valid portions of this Lease Contract while preserving the intent of the parties.



**11. SPECIAL PROVISIONS.** The following special provisions control over conflicting provisions of this printed form:

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**Resident or Residents**  
*(All residents must sign)*

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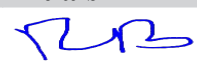


**Owner or Owner's Representative**  
*(signs below)*

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**Date of Signing Addendum**

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The following information states that the identified document has been signed electronically by the parties detailed below:

Signee Details	Role	Signature	Initials	Date Signed
Email ID: nasradhool@icloud.com	Resident			
	Manager			

## Document Information





Document Reference Number: 2125023





Document Pages: 48

Signatures: 2  
Initials: 2

Status: Completed

Document Name: Lead Hazard Disclosure Addendum, Apartment Lease Form, Animal Addendum, All-In-One Utility Addendum, Bed Bug Addendum, Mold Information and Prevention Addendum, Asbestos Addendum, Lease Contract Buy-Out Agreement, Satellite Dish or Antenna Addendum, Enclosed Garage Addendum, Community Policies, Rules, & Regulations, Renter's or Liability Insurance Addendum, Remote Control, Card or Code Access Gate Addendum, No-Smoking Addendum, Parking Addendum, Crime/Drug Free Housing Addendum, Short-Term Subletting or Rental Prohibited, Package Acceptance Addendum, Reasonable Modifications and Accommodations Policy, Construction Addendum

Signature Summary	Signature	Initials	Timestamp	Signing Status
Rukia Bile			04/15/2022 01:31:18 PM CST	Completed
Document Started: Email Address:	04/15/2022 01:30:34 PM CST nasradhool@icloud.com			
Kelly Delisle			04/15/2022 01:44:52 PM CST	Completed
Document Started: Email Address:	04/15/2022 01:44:40 PM CST kdelisle@marqnet.com			

Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
Rukia Bile	48		Completed	IP Address: 69.180.157.217 Timestamp: 04/15/2022 01:31:42 PM CST User Agent: Safari on iPhone
Rukia Bile	48		Completed	IP Address: 69.180.157.217 Timestamp: 04/15/2022 01:31:38 PM CST User Agent: Safari on iPhone
Kelly Delisle	48		Completed	IP Address: 50.212.172.49 Timestamp: 04/15/2022 01:44:48 PM CST User Agent: Chrome on Windows
Kelly Delisle	48		Completed	IP Address: 50.212.172.49 Timestamp: 04/15/2022 01:44:47 PM CST User Agent: Chrome on Windows

Rent-Increase Complaint  
**Exhibit**  
**D**

2019 - Capital (Base Year)

6.51%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2019	Unknown	216	319,827.15	6.51%	7.50	85,256.06	405,083.21	54,011.09	4,500.92	20.84

2022 - Capital (Current Year)

8.15%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2021/22	Carpet Replacement	25	32,061.27	8.15%	5	7,082.19	39,143.46	7,828.69	652.39	26.10
2021/22	Wood Flooring Replacement	22	31,410.50	8.15%	5	6,938.44	38,348.94	7,669.79	639.15	29.05
2022	Appliance Replacement	2	1,756.27	8.15%	5	387.95	2,144.22	428.84	35.74	17.87
2021	Appliance Replacement	1	603.02	8.15%	5	133.20	736.22	147.24	12.27	12.27
2021/22	Appliance Replacement	2	2,134.96	8.15%	5	471.60	2,606.56	521.31	43.44	21.72
2021/22	Blinds Replacement	12	2,768.08	8.15%	5	611.46	3,379.54	675.91	56.33	4.69
2021	Bathroom Fixtures	4	1,186.79	8.15%	5	262.16	1,448.95	289.79	24.15	6.04
2021/22	Tub/Shower Resurface and/or Replacement	31	14,238.39	8.15%	5	3,145.20	17,383.59	3,476.72	289.73	9.35
2021/22	A/C Wall Unit Replacement	11	10,129.89	8.15%	10	4,715.06	14,844.95	1,484.49	123.71	11.25
2021	Door Replacement	1	850.97	8.15%	5	187.98	1,038.95	207.79	17.32	17.32
2022	Patio Door Replacements	2	1,141.80	8.15%	5	252.22	1,394.02	278.80	23.23	11.62
2022	Window Replacement	1	368.38	8.15%	5	81.37	449.75	89.95	7.50	7.50
2022	Pool Equipment	216	1,016.62	8.15%	5	224.57	1,241.19	248.24	20.69	0.10
2022	Boiler Motor Replacement	216	4,163.85	8.15%	10	1,938.10	6,101.95	610.20	50.85	0.24
2022	Heat Exchanger and Pipe Replacement	216	4,527.45	8.15%	10	2,107.35	6,634.80	663.48	55.29	0.26
2022	Exterminating	216	7,516.25	8.15%	5	1,660.31	9,176.56	1,835.31	152.94	0.71
2021	Wood Flooring Replacement	2	1,500.00	8.15%	5	331.34	1,831.34	366.27	30.52	15.26
2021/22	Unit Renovations (Full)	40	735,897.86	8.15%	5	162,556.51	898,454.37	179,690.87	14,974.24	374.36
2022	Patio Door Replacements	10	19,370.00	8.15%	5	4,278.75	23,648.75	4,729.75	394.15	39.41
2021	Tuckpointing / Siding Repairs	216	18,533.00	8.15%	10	8,626.37	27,159.37	2,715.94	226.33	1.05
2021/22	Roof Repairs	216	398,660.68	8.15%	10	185,560.51	584,221.19	58,422.12	4,868.51	22.54
2021/22	Exterior Painting	216	30,429.94	8.15%	5	6,721.84	37,151.78	7,430.36	619.20	2.87
2022	Hallway Painting and Door Hardware	216	112,322.81	8.15%	5	24,811.60	137,134.41	27,426.88	2,285.57	10.58
2021	Trash Chute Door Replacements	216	5,843.17	8.15%	10	2,719.76	8,562.93	856.29	71.36	0.33
2022	Security Improvements	216	1,250.00	8.15%	10	581.82	1,831.82	183.18	15.27	0.07
2022	Landscaping Improvements	216	35,395.12	8.15%	10	16,475.00	51,870.12	5,187.01	432.25	2.00
2021	Concrete Replacement	216	22,582.00	8.15%	10	10,511.01	33,093.01	3,309.30	275.78	1.28
2022	Garage Re-Striping	216	2,675.00	8.15%	10	1,245.10	3,920.10	392.01	32.67	0.15
2021	Model Furnishings	216	4,599.81	8.15%	5	1,016.08	5,615.89	1,123.18	93.60	0.43
2022	Garage Door Replacements	216	11,490.00	8.15%	10	5,348.13	16,838.13	1,683.81	140.32	0.65
2021/22	Garage Maintenance	216	126,890.78	8.15%	10	59,062.55	185,953.33	18,595.33	1,549.61	7.17
2021	Signage	216	1,916.38	8.15%	5	423.32	2,339.70	467.94	38.99	0.18
2021/22	Pool / Fitness Center / Package Room Upgrades	216	611,284.02	8.15%	10	284,528.11	895,812.13	89,581.21	7,465.10	34.56
2021/22	Office Supplies and Management Services	216	49,798.70	8.15%	5	11,000.31	60,799.01	12,159.80	1,013.32	4.69
2021	Common Area Door Replacements	216	57,130.00	8.15%	5	12,619.76	69,749.76	13,949.95	1,162.50	5.38
2021	Balcony Repairs	216	106,886.62	8.15%	10	49,751.42	156,638.04	15,663.80	1,305.32	6.04
2022	Sprinkler Head Replacement	216	1,350.00	8.15%	10	628.37	1,978.37	197.84	16.49	0.08
2021/22	Camera Rewiring	216	15,600.00	8.15%	10	7,261.17	22,861.17	2,286.12	190.51	0.88
2021	Underground Storage Tank Removal	216	44,410.00	8.15%	10	20,671.07	65,081.07	6,508.11	542.34	2.51
2022	Baseboard Heater Partial Replacement	1	405.00	8.15%	10	188.51	593.51	59.35	4.95	4.95
2021/22	Electrical Panel Replacement	216	127,217.07	8.15%	10	59,214.43	186,431.50	18,643.15	1,553.60	7.19
2022	Exterminating	216	8,547.05	8.15%	5	1,888.00	10,435.05	2,087.01	173.92	0.81
2021/22	Management Services	216	127,886.92	8.15%	5	28,249.64	156,136.56	31,227.31	2,602.28	12.05
<b>Total</b>		<b>216</b>	<b>2,795,746.42</b>			<b>996,469.64</b>	<b>3,792,216.06</b>	<b>531,400.46</b>	<b>44,283.37</b>	<b>205.02</b>

Week	U.S. 30 Yr FRM	U.S. 15 Yr FRM	U.S. 5/1 ARM	U.S. 30 Yr FRM spread
12/27/2018	4.55	0.50	4.01	0.40
1/3/2019	4.51	0.50	3.99	0.40

Date	30 Yr FRM	Rate Change	15 Yr FRM	Rate Change
January 19, 2023	6.15%	-0.18%	5.28%	-0.24%
January 12, 2023	6.33%	-0.15%	5.52%	-0.21%
January 05, 2023	6.48%	+0.48%	5.73%	+5.73%

2019 - Capital (Base Year)

	2019	Units Impacted	Notes	Amortization Period (Yrs)
TOTAL PROPERTY CAP IMPROVEMENTS	0.00			
TOTAL PROPERTY REHAB	0.00			
615 Capital Improvements	319,827.15			

2021 - Capital (Prior Year)

2022 - Capital (Current Year)

2021/22 - Capital (Prior/Current Year)

Account Number	Account Name	2021 Total	Units Impacted	Notes	2022 Total	Units Impacted	Notes	2021/22 Total	Units Impacted	Notes	Amortization Period (Yrs)
7500-0003	CAPITAL IMPROVEMENTS-PROPERTY										
7500-0010	C/I - CARPET	21,824.08	17	Carpet Replacement	10,237.19	8	Carpet Replacement	32,061	25	Carpet Replacement	5
7500-0023	C/I - WOOD FLOORING	12,346.60	13	Wood Flooring Replacement	19,063.90	9	Wood Flooring Replacement	31,411	22	Wood Flooring Replacement	5
7500-0025	C/I - REFRIGERATORS	0.00			1,756.27	2	Appliance Replacement	1,756	2	Appliance Replacement	5
7500-0030	C/I - STOVES	603.02	1	Appliance Replacement	0.00			603	1	Appliance Replacement	5
7500-0040	C/I - DISHWASHERS	1,152.09	1	Appliance Replacement	982.87	1	Appliance Replacement	2,135	2	Appliance Replacement	5
7500-0080	C/I - BLINDS	1,165.55	4	Blinds Replacement	1,602.53	8	Blinds Replacement	2,768	12	Blinds Replacement	5
7500-0110	C/I - BATHROOM FIXTURES	1,186.79	4	Bathroom Fixtures	0.00			1,187	4	Bathroom Fixtures	5
7500-0115	C/I - TUB & SHOWERS	8,282.21	15	Tub/Shower Resurface and/or Replacement	5,956.18	16	Tub/Shower Resurface and/or Replacement	14,238	31	Tub/Shower Resurface and/or Replacement	5
7500-0123	C/I - UNIT HVAC REPLACEMENT	5,335.88	8	A/C Wall Unit Replacement	4,794.01	3	A/C Wall Unit Replacement	10,130	11	A/C Wall Unit Replacement	5
7500-0125	C/I - INTERIOR APT DOORS	850.97	1	Door Replacement	0.00			851	1	Door Replacement	10
7500-0135	C/I - PATIO DOORS & SCREENS	0.00			1,141.80	2	Patio Door Replacements	1,142	2	Patio Door Replacements	5
7500-0140	C/I - WINDOW REPLACEMENT	0.00			368.38	1	Window Replacement	368	1	Window Replacement	5
7500-0330	C/I - POOL	0.00			1,016.62	216	Pool Equipment	1,017	216	Pool Equipment	5
7500-0370	C/I - HVAC IMPROVEMENTS	0.00			4,163.85	216	Boiler Motor Replacement	4,164	216	Boiler Motor Replacement	10
7500-0375	C/I - PLUMBING IMPRVMTS/REPAIR	0.00			4,527.45	216	Heat Exchanger and Pipe Replacement	4,527	216	Heat Exchanger and Pipe Replacement	10
7500-0385	C/I - MISC. REPAIRS/INSPECTION	0.00			7,516.25	216	Exterminating	7,516	216	Exterminating	5
7500-0999	TOTAL PROPERTY CAP IMPROVEMENTS	52,747.19			63,127.30			63,127.30			
7550-0001	REHAB CAPITAL										
7550-0065	REHAB - FLOORING	1,500.00	2	Wood Flooring Replacement	0.00			1,500	2	Wood Flooring Replacement	5
7550-0110	REHAB - UNIT INTERIORS	149,717.92	8	Unit Renovations (Full)	586,179.94	32	Unit Renovations (Full)	735,898	40	Unit Renovations (Full)	5
7550-0175	REHAB - BUILDING EXTERIOR	0.00			19,370.00	10	Patio Door Replacements	19,370	10	Patio Door Replacements	5
7550-0180	REHAB - SIDING/TUCKPOINTING	18,533.00	216	Tuckpointing / Siding Repairs	0.00			18,533	216	Tuckpointing / Siding Repairs	10
7550-0185	REHAB - ROOF	376,630.18	216	Roof Replacement	22,030.50	216	Roof Repairs	398,661	216	Roof Repairs	10
7550-0195	REHAB - EXTERIOR PAINTING	21,900.00	216	Exterior Painting	8,529.94	216	Exterior Painting	30,430	216	Exterior Painting	5
7550-0197	REHAB - EXTERIOR LIGHTING	1,927.00	216	Roof Repairs	-1,927.00	216	Roof Repairs	0	216		
7550-0200	REHAB - C AREA HALLWAYS	0.00			112,322.81	216	Hallway Painting and Door Hardware	112,323	216	Hallway Painting and Door Hardware	5
7550-0210	REHAB - MISC COMMON AREA	5,843.17	216	Trash Chute Door Replacements	0.00			5,843	216	Trash Chute Door Replacements	10
7550-0285	REHAB - SECURITY SYSTEM	0.00			1,250.00	216	Security Improvements	1,250	216	Security Improvements	10
7550-0300	REHAB - LANDSCAPING	0.00			35,395.12	216	Landscaping Improvements	35,395	216	Landscaping Improvements	10
7550-0315	REHAB - CONCRETE	22,582.00	216	Concrete Replacement	0.00			22,582	216	Concrete Replacement	10
7550-0325	REHAB - ASPHALT/PARKING LOT	0.00			2,675.00	216	Garage Re-Striping	2,675	216	Garage Re-Striping	10
7550-0345	REHAB - MODEL	4,599.81	216	Model Furnishings	0.00			4,600	216	Model Furnishings	5
7550-0410	REHAB - GARAGE	0.00			11,490.00	216	Garage Door Replacements	11,490	216	Garage Door Replacements	10
7550-0411	REHAB - UNDERGROUND PARKING DECK	123,915.00	216	Parking Lot Replacements	2,975.78	216	Garage Maintenance	126,891	216	Garage Maintenance	10
7550-0435	REHAB - SIGNAGE	1,916.38	216	Signage	0.00			1,916	216	Signage	5
7550-0500	REHAB - POOL	0.00			0.00			0	0		
7550-0550	REHAB - RECREATION AREA	504,519.85	216	Pool / Clubhouse Renovations	106,764.17	216	Pool / Fitness Center / Package Room Upgrades	611,284	216	Pool / Fitness Center / Package Room Upgrades	10
7550-0560	REHAB - STARTUP COSTS	40,140.85	216	Office Supplies and Management Services	9,657.85	216	Office Supplies and Management Services	49,799	216	Office Supplies and Management Services	5
7550-0617	REHAB - WINDOW REPLACEMENT	57,130.00	216	Common Area Door Replacements	0.00			57,130	216	Common Area Door Replacements	5
7550-0643	REHAB - BALCONY REPAIR	106,886.62	216	Balcony Repairs	0.00			106,887	216	Balcony Repairs	10
7550-0675	REHAB - FIRE PROTECTION	0.00			1,350.00	216	Sprinkler Head Replacement	1,350	216	Sprinkler Head Replacement	10
7550-0677	REHAB - SAFETY/ADA	14,600.00	216	Camera System Upgrades	1,000.00	216	Camera Rewiring	15,600	216	Camera Rewiring	10
7550-0678	REHAB - ENVIRONMENTAL	44,410.00	216	Underground Storage Tank Removal	0.00			44,410	216	Underground Storage Tank Removal	10
7550-0680	REHAB - HVAC	0.00			405.00	1	Baseboard Heater Partial Replacement	405	1	Baseboard Heater Partial Replacement	10
7550-0685	REHAB - ELECTRICAL	81,030.00	216	Electrical Panel Replacement	46,187.07	216	Electrical Panel Replacement	127,217	216	Electrical Panel Replacement	10
7550-0980	REHAB - CONTINGENCY	0.00			8,547.05	216	Exterminating	8,547	216	Exterminating	5
7550-0985	REHAB - CONST MGMT FEE	55,055.70	216	Management Services	72,831.22	216	Management Services	127,887	216	Management Services	5
7550-0998	REHAB - CAPITALIZED	-1,647,306.54			-1,076,518.99			(2,723,826)			
7550-0999	TOTAL PROPERTY REHAB	-14,469.06			-29,484.54			-29,484.54			
7800-9998	TOTAL CAPITAL IMPROVEMENTS	38,278.13			33,642.76			33,642.76			

Rent-Increase Complaint  
**Exhibit**  
**E**



The Haven of Battle Creek (46hbc)

General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
				C/I - CARPET					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Carpet Install	
46hbc	The Haven of Battle Cre	3/1/2022	03-2022	Renovation Systems (renovat60605)	P-1188302	504947	1,698.30	0.00	2,596.45	U=224-200 224-200 :Carpet Replacement	
46hbc	The Haven of Battle Cre	4/13/2022	05-2022	Renovation Systems (renovat60605)	P-1197269	509588	359.10	0.00	2,955.55	U=466-215 :Carpet Replacement	
46hbc	The Haven of Battle Cre	4/19/2022	05-2022	Renovation Systems (renovat60605)	P-1197542	510259	1,128.48	0.00	4,084.03	U=107-200 :107 Carpet Replacement	
46hbc	The Haven of Battle Cre	5/10/2022	06-2022	Renovation Systems (renovat60605)	P-1204725	511747	1,578.68	0.00	5,662.71	U=466-215 :Carpet Replacement	
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	Renovation Systems (renovat60605)	P-1205205	514570	639.03	0.00	6,301.74	U=448-215 :Living Room Carpet Replacement	
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	1,544.78	0.00	7,846.52	U=459-215 :Rehab carpet install	
46hbc	The Haven of Battle Cre	12/16/2022	12-2022	Renovation Systems (renovat60605)	P-1242865	534247	2,390.67	0.00	10,237.19	U=316-200 :Carpet Replacement	
Net Change=10,237.19							10,237.19	0.00	10,237.19	= Ending Balance =	
				C/I - WOOD FLOORING					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Vinyl Install	
46hbc	The Haven of Battle Cre	2/22/2022	03-2022	Renovation Systems (renovat60605)	P-1187934	504447	2,130.40	0.00	3,028.55	200-316 Plank	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,465.00	0.00	5,493.55	U=352-215 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,046.00	0.00	7,539.55	U=213-200 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,141.70	0.00	9,681.25	U=217-200 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	3/8/2022	10-2022	Doci Inc (doci)	P-1229329	22111	2,724.00	0.00	12,405.25	U=224-200 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	10/4/2022	10-2022	Doci Inc (doci)	P-1226734	23125	1,871.25	0.00	14,276.50	U=459-215 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Doci Inc (doci)	P-1230279	23239	2,617.50	0.00	16,894.00	U=314-200 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Doci Inc (doci)	P-1233160	23310	2,169.90	0.00	19,063.90	U=215-200 :Flooring replacement	
Net Change=19,063.90							19,063.90	0.00	19,063.90	= Ending Balance =	
				C/I - REFRIGERATORS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	The Home Depot Pro (howilm)	P-1188820	669224362	869.69	0.00	869.69	U=323-200 :Replacement Refrigerator	
46hbc	The Haven of Battle Cre	10/19/2022	11-2022	The Home Depot Pro (howilm)	P-1233149	712982032	886.58	0.00	1,756.27	U=326-200 :Refrigerator	
Net Change=1,756.27							1,756.27	0.00	1,756.27	= Ending Balance =	
				C/I - DISHWASHERS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/6/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1220514	9206540839	982.87	0.00	982.87	Dishwashers - Stock	
Net Change=982.87							982.87	0.00	982.87	= Ending Balance =	
				C/I - BLINDS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	1/24/2022	02-2022	The Home Depot Pro (howilm)	P-1185558	664749777	381.24	0.00	381.24	102" Blinds	
46hbc	The Haven of Battle Cre	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199281	9202929354	222.83	0.00	604.07	Vertical blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	200.40	0.00	804.47	102" Blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	80.82	0.00	885.29	72" Blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	76.62	0.00	961.91	78" Blinds	
46hbc	The Haven of Battle Cre	6/1/2022	09-2022	The Home Depot Pro (howilm)	P-1220507	688492198	191.10	0.00	1,153.01	102" blinds	
46hbc	The Haven of Battle Cre	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	110.64	0.00	1,263.65	70" Vertical Blinds	

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Creek	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	338.88	0.00	1,602.53	72" Vertical Blinds
				Net Change=			1,602.53	0.00	1,602.53	= Ending Balance =
7500-0115				C/I - TUB & SHOWERS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	1/21/2022	01-2022	Surface Renew (surfacerenew)	P-1180226	36090	545.00	0.00	545.00	200-334 Resurface
46hbc	The Haven of Battle Creek	2/22/2022	02-2022	Surface Renew (surfacerenew)	P-1185285	36239	395.00	0.00	940.00	338-215 Shower resurface
46hbc	The Haven of Battle Creek	2/23/2022	02-2022	Surface Renew (surfacerenew)	P-1184887	35798	645.00	0.00	1,585.00	446 Shower resurface
46hbc	The Haven of Battle Creek	2/28/2022	03-2022	Surface Experts-Minneapolis West (surface7	P-1186857	555361	323.62	0.00	1,908.62	215-336 Shower Damage
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	0.00	790.00	1,908.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	0.00	595.00	2,698.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	4/21/2022	04-2022	Doci Inc (doci)	P-1194368	22276	1,095.00	0.00	4,388.62	U=315-200 U =315-200:Shower Surround and Subfloor
46hbc	The Haven of Battle Creek	5/5/2022	05-2022	Surface Renew (surfacerenew)	P-1197769	36686	595.00	0.00	4,983.62	200 Bathtub
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	0.00	595.00	4,983.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	10/18/2022	11-2022	Surface Experts St. Paul Metro East (surface	P-1234007	86833	377.56	0.00	5,956.18	U=466-215 :Tub Surround Repairs
				Net Change=			7,936.18	1,980.00	5,956.18	= Ending Balance =
7500-0123				C/I - UNIT HVAC REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199039	685230617	1,475.08	0.00	1,475.08	In Wall A/C
46hbc	The Haven of Battle Creek	6/24/2022	07-2022	The Home Depot Pro (howilm)	P-1209073	692859648	1,475.08	0.00	2,950.16	AC wall units
46hbc	The Haven of Battle Creek	7/19/2022	07-2022	The Home Depot Pro (howilm)	P-1211887	696883982	1,843.85	0.00	4,794.01	A/C units
				Net Change=			4,794.01	0.00	4,794.01	= Ending Balance =
7500-0135				C/I - PATIO DOORS & SCREENS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	7/5/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1209080	9204384528	358.07	0.00	358.07	Sliding Screen Doors 5 pack
46hbc	The Haven of Battle Creek	7/12/2022	07-2022	Empire Door & Glass Co. (empiredo)	P-1210478	0188669-IN	783.73	0.00	1,141.80	200 Bldg - Office Patio Door/Tempered Glass
				Net Change=			1,141.80	0.00	1,141.80	= Ending Balance =
7500-0140				C/I - WINDOW REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	3/21/2022	03-2022	Empire Door & Glass Co. (empiredo)	P-1189978	0186735-IN	368.38	0.00	368.38	U=324-200 :Window Replacement
				Net Change=			368.38	0.00	368.38	= Ending Balance =
7500-0330				C/I - POOL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	1,016.62	0.00	1,016.62	10/22 Pool Dolphine Cleaner
				Net Change=			1,016.62	0.00	1,016.62	= Ending Balance =

General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				C/I - HVAC IMPROVEMENTS					0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	10/25/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1240359	27600	4,163.85	0.00	4,163.85	Boiler Services - Mod Motor Replacement
Net Change=4,163.85							4,163.85	0.00	4,163.85	= Ending Balance =
				C/I - PLUMBING IMPRVMTS/REPAIR					0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	3/17/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191833	S467	1,907.07	0.00	1,907.07	H/W tank - heat exchanger replaced
46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193537	24795	694.88	0.00	2,601.95	Garage - Pipe replacement - Isolation Valve
46hbc	The Haven of Battle Cre	12/6/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1242398	28079	1,925.50	0.00	4,527.45	New Pressure reducing valve & gauge
Net Change=4,527.45							4,527.45	0.00	4,527.45	= Ending Balance =
				C/I - MISC. REPAIRS/INSPECTION					0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	1/17/2022	01-2022	Brothers Mfg (brothermfg)	P-1180227	507598	7,516.25	0.00	7,516.25	1/22 Exterminating
Net Change=7,516.25							7,516.25	0.00	7,516.25	= Ending Balance =
				REHAB - MICROWAVES					0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,920.28	0.00	1,920.28	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	0.00	1,920.28	0.00	Reclass 03/22 Tiles/Faucet/Mirrors
Net Change=0.00							1,920.28	1,920.28	0.00	= Ending Balance =
				REHAB - UNIT INTERIORS					0.00 = Beginning Balance =	
46hbc	The Haven of Battle Cre	12/10/2021	01-2022	Lowes Pro (lowespro)	P-1179999	10272220-0C	96.09	0.00	96.09	Rehab Mirror
46hbc	The Haven of Battle Cre	12/13/2021	01-2022	Renovation Systems (renovat60605)	P-1178141	498820	1,585.93	0.00	1,682.02	U=334-200 :carpet and pad replacement
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178144	658760889	41.42	0.00	1,723.44	privacy handle
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	14.00	0.00	1,737.44	toilet
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	88.34	0.00	1,825.78	toilet seat
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	1,940.03	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	2,054.28	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	99.07	0.00	2,153.35	rehab mirror
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,194.63	U=261-215 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,235.91	U=120-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,277.19	U=334-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1180001	658996848	407.34	0.00	2,684.53	Rehab paint
46hbc	The Haven of Battle Cre	12/21/2021	01-2022	Renovation Systems (renovat60605)	P-1178140	499732	1,274.41	0.00	3,958.94	U=120-200 :carpet and pad
46hbc	The Haven of Battle Cre	12/22/2021	01-2022	Lowes Pro (lowespro)	P-1180014	10448091-0C	688.87	0.00	4,647.81	U=261-215 :rehab stove
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.21	0.00	6,830.02	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.22	0.00	9,012.24	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,024.69	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,037.14	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178146	658996855	7.96	0.00	9,045.10	Paint Eco fees

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	32.02	0.00	9,077.12	med cabinet
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	48.54	0.00	9,125.66	vertical blind
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180018	661701839	45.95	0.00	9,171.61	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180019	661701847	55.05	0.00	9,226.66	U=437-215 :rehab appliance-stove,DW,Microwave
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180020	661701854	57.92	0.00	9,284.58	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180225	661701821	15.32	0.00	9,299.90	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.04	0.00	10,091.94	U=338-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	10,883.99	U=437-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	11,676.04	U=249-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	12,468.09	U=220-200 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180008	10505778-0C	161.73	0.00	12,629.82	U=240-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180009	10505802-0C	161.73	0.00	12,791.55	U=338-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180010	10505834-0C	161.73	0.00	12,953.28	U=437-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180011	10505894-0C	238.00	0.00	13,191.28	U=249-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180012	10505931-0C	152.56	0.00	13,343.84	U=334-200 :rehab parts-blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.43	0.00	13,774.27	U=338-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,204.69	U=437-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,635.11	U=249-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	15,065.53	U=220-200 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180023	661924548	406.80	0.00	15,472.33	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180024	661924555	397.70	0.00	15,870.03	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180025	661924563	412.28	0.00	16,282.31	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,482.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,682.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180402	662191311	99.44	0.00	16,781.75	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180404	662191337	74.94	0.00	16,856.69	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,918.62	Under cabinet LED lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,980.55	338-215 lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,042.47	249-215 Lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,104.39	437-215 Lughting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180407	10514623-0C	113.40	0.00	17,217.79	U=338-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180408	10514630-0C	113.40	0.00	17,331.19	U=437-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180409	10514640-0C	214.17	0.00	17,545.36	U=249-215 :rehab mirrors
46hbc	The Haven of Battle Cre	1/14/2022	01-2022	The Home Depot Pro (howilm)	P-1180401	663224350	24.00	0.00	17,569.36	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.35	0.00	25,283.71	U=338-215 U =338-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.50	0.00	32,998.21	U=437-215 U =437-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	10,917.10	0.00	43,915.31	U=249-215 U =249-215:rehab labor
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	45,035.36	U=338-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	46,155.41	U=437-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	47,275.45	U=249-215 :rehab appliance-stove,Microwave

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	48,395.49	U=220-200 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180394	079050 01	368.13	0.00	48,763.62	U=220-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180395	079051 01	368.13	0.00	49,131.75	U=367-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180397	775664	323.72	0.00	49,455.47	U=220-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180398	775665	323.72	0.00	49,779.19	U=367-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/25/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180396	079058 01	458.06	0.00	50,237.25	U=216-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,493.66	U=338-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,750.07	U=437-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	277.80	0.00	51,027.87	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,307.34	U=240-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,586.81	U=220-200 :rehab paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	828.00	50,758.81	Rev 12/21 Rehab Paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,985.72	48,773.09	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	4,098.90	44,674.19	Rev 12/21 Rehab Appliances
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,010.87	43,663.32	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	590.84	43,072.48	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	2,860.34	40,212.14	Rev 12/21 Rehab Carpets
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doc Inc (doc)	P-1181846	21626	10,134.70	0.00	50,346.84	465 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doc Inc (doc)	P-1181846	21626	12,332.00	0.00	62,678.84	368 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doc Inc (doc)	P-1181846	21626	10,471.70	0.00	73,150.54	456 Rehab
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,894.88	0.00	75,045.42	261 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	76,886.63	334 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	79,168.02	216 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	80,567.25	220 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,013.94	0.00	82,581.19	240 A2 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	84,862.58	347 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	86,703.79	249 B1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	88,103.02	367 a1 rehab cabinet order
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	90,384.41	336 C1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	91,783.64	437 A 1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	93,182.87	120A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	94,582.10	338 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	95,981.33	306 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	98,262.72	448 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,378.93	0.00	99,641.65	360 A2 stock rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	250.00	0.00	99,891.65	additional freight charge (split units)
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	102,173.04	c1 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	104,014.25	109-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	105,855.46	309-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182786	072803 02	13.74	0.00	105,869.20	U=437-215 :rehab plumbing

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46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182787	072803 01	403.47	0.00	106,272.67	U=437-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182788	072801 02	13.74	0.00	106,286.41	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182789	072801 01	403.47	0.00	106,689.88	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182790	072798 01	403.47	0.00	107,093.35	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182791	072798 02	13.74	0.00	107,107.09	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182792	072799 01	403.47	0.00	107,510.56	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182793	072799 02	13.74	0.00	107,524.30	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	194.01	0.00	107,718.31	U=249-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	65.00	0.00	107,783.31	249-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	192.91	0.00	107,976.22	U=347-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	174.85	0.00	108,151.07	347-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184142	072795 02	13.74	0.00	108,164.81	240-215 rehab
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184143	072788 02	13.74	0.00	108,178.55	347-215 Rehab
46hbc	The Haven of Battle Cre	1/7/2022	02-2022	The Home Depot Pro (howilm)	P-1182644	661924530	391.46	0.00	108,570.01	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1180403	662191329	78.52	0.00	108,648.53	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	Lowe's Pro (lowespro)	P-1180406	10514596-0C	113.40	0.00	108,761.93	U=240-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1184214	662191303	105.72	0.00	108,867.65	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/19/2022	02-2022	Renovation Systems (renovat60605)	P-1182794	501720	1,149.22	0.00	110,016.87	338-215 Carpet
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181841	664219698	71.75	0.00	110,088.62	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181842	664219706	214.55	0.00	110,303.17	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181844	664219722	41.11	0.00	110,344.28	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182369	664479201	1,632.13	0.00	111,976.41	U=367-215 :Rehab fridge and stove
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182370	664479219	445.12	0.00	112,421.53	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182371	664479227	457.20	0.00	112,878.73	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182372	10571596-0C	768.04	0.00	113,646.77	U=367-215 :Rehab dishwasher and microwave
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	24.50	0.00	113,671.27	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	137.13	0.00	113,808.40	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	1.92	0.00	113,810.32	220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	10.81	0.00	113,821.13	367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182795	501721	1,880.66	0.00	115,701.79	249-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182796	501723	1,147.44	0.00	116,849.23	437-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1184213	10455421-0C	0.00	629.15	116,220.08	261-215 Appliance
46hbc	The Haven of Battle Cre	1/26/2022	02-2022	The Home Depot Pro (howilm)	P-1184097	665301354	20.92	0.00	116,241.00	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/28/2022	02-2022	The Home Depot Pro (howilm)	P-1184098	665301362	62.75	0.00	116,303.75	249-215 Rehab Parts
46hbc	The Haven of Battle Cre	1/31/2022	02-2022	The Home Depot Pro (howilm)	P-1181843	664219714	90.73	0.00	116,394.48	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	The Home Depot Pro (howilm)	P-1184090	666359799	44.83	0.00	116,439.31	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184091	666626148	20.92	0.00	116,460.23	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184092	666626155	65.75	0.00	116,525.98	U=437-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184094	666626171	157.07	0.00	116,683.05	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184095	666626189	184.29	0.00	116,867.34	U=336-215 :rehab parts

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184096	666626197	251.55	0.00	117,118.89	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184141	072791 02	13.74	0.00	117,132.63	249-215 Rehab
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182649	778311	346.38	0.00	117,479.01	U=306-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182650	778313	516.77	0.00	117,995.78	U=336-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182654	080671 01	458.06	0.00	118,453.84	U=336-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184088	666868609	282.79	0.00	118,736.63	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184089	666868617	428.24	0.00	119,164.87	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184128	10636959-0C	321.84	0.00	119,486.71	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184129	10637046-0C	263.66	0.00	119,750.37	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184217	667371595	20.92	0.00	119,771.29	336-215 Rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,802.48	U=336-215 :Digital thermosta(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,833.67	U=306-200 :Digital thermosta(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,849.65	336-215 Thermostats
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,865.63	306-200 Thermostats
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182653	080670 01	368.13	0.00	120,233.76	U=306-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,330.36	U=220-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,426.96	U=367-215 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,523.56	U=323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,690.86	U=336-215 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,858.16	U=216-200 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,954.76	U=306-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/15/2022	02-2022	The Home Depot Pro (howilm)	P-1184093	666626163	179.21	0.00	121,133.97	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184137	072794 01	403.47	0.00	121,537.44	261-215 Rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184140	072794 02	13.74	0.00	121,551.18	261-215 Rehab
46hbc	The Haven of Battle Cre	2/17/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184492	781403	423.14	0.00	121,974.32	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/23/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184888	782687	109.14	0.00	122,083.46	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	4,725.59	117,357.87	Rev Renovations Carpet
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	31,077.34	86,280.53	Rev Rehab Cabinets
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,368.53	31x22 vanity top rehab units: 456,
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,468.53	24x36 black mirror unit: 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	180.61	0.00	86,649.14	30x36 black mirror units: 456
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,749.14	25x22 vanity top368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	40.00	0.00	86,789.14	side splash 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,877.14	31x22 vanity top rehab units 465
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,965.14	31x22 vanity top rehab units 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	87,065.14	30x36 black mirror units 465
46hbc	The Haven of Battle Cre	11/10/2021	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190756	30549	423.82	0.00	87,488.96	11/10/21 Bulk Item Removal
46hbc	The Haven of Battle Cre	1/31/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190757	31403	1,245.39	0.00	88,734.35	01/31/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,256.24	U=447-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,778.13	U=306-200 :rehab dishwasher

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46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	90,300.02	U=216-200 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.88	0.00	90,821.90	U=336-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188815	667927347	761.59	0.00	91,583.49	U=306-200 :rehab stove
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	91,863.64	U=367-215 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	330.45	0.00	92,194.09	U=216-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,474.24	U=306-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,754.39	U=323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/11/2022	03-2022	The Home Depot Pro (howilm)	P-1188818	668454069	56.95	0.00	92,811.34	367-215 Parts
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1187013	072795 01	403.47	0.00	93,214.81	240-215 Rehab Parts
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	85.22	0.00	93,300.03	U=367-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	170.45	0.00	93,470.48	U=336-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186859	10691037-0C	85.23	0.00	93,555.71	U=220-200 :rehab mirrors
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Renovation Systems (renovat60605)	P-1186841	504153	2,188.93	0.00	95,744.64	U=336-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	2/24/2022	03-2022	Renovation Systems (renovat60605)	P-1186842	504134	985.12	0.00	96,729.76	U=240-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	7,714.35	0.00	104,444.11	U=220-200 U =220-200:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	7,714.35	0.00	112,158.46	U=367-215 U =367-215:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	12,097.75	0.00	124,256.21	U=336-215 U =336-215:rehab install
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	346.50	0.00	124,602.71	U=220-200 U =220-200:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	396.00	0.00	124,998.71	U=367-215 U =367-215:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	1,175.50	0.00	126,174.21	U=336-215 U =336-215:rehab install extras
46hbc	The Haven of Battle Cre	3/15/2022	03-2022	The Home Depot Pro (howilm)	P-1188817	668454051	26.31	0.00	126,200.52	367-215 Rehab
46hbc	The Haven of Battle Cre	3/16/2022	03-2022	The Home Depot Pro (howilm)	P-1189750	674471016	530.50	0.00	126,731.02	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/17/2022	03-2022	The Home Depot Pro (howilm)	P-1189752	674732102	696.02	0.00	127,427.04	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	323.72	0.00	127,750.76	U=106-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	37.80	0.00	127,788.56	106-200 Rehab light fixtures
46hbc	The Haven of Battle Cre	3/19/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1189980	32052	1,282.75	0.00	129,071.31	03/19/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189294	085552 01	446.69	0.00	129,518.00	U=309-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189295	085551 01	415.53	0.00	129,933.53	U=109-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189296	085550 01	350.78	0.00	130,284.31	U=106-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192637	506236	1,140.12	0.00	131,424.43	U=220-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192638	506237	1,140.12	0.00	132,564.55	U=367-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Renovation Systems (renovat60605)	P-1192639	508017	1,209.96	0.00	133,774.51	U=306-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/29/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191528	790455	471.54	0.00	134,246.05	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/30/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191529	790768	54.04	0.00	134,300.09	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/31/2022	04-2022	All Inc. (allinc)	P-1191845	S1541371.00	2,059.33	0.00	136,359.42	U=132-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192812	10943633-0C	113.40	0.00	136,472.82	U=106-200 :rehab mirror 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192813	10943723-0C	226.77	0.00	136,699.59	U=132-200 :rehab mirrors (2) 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	The Home Depot Pro (howilm)	P-1193090	677854325	238.11	0.00	136,937.70	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	The Home Depot Pro (howilm)	P-1193091	678130147	557.35	0.00	137,495.05	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	425.84	0.00	137,920.89	U=109-200 :rehab light fixtures



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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	47.55	0.00	137,968.44	U=109-200 :rehab light fixtures / Cont
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	425.84	0.00	138,394.28	U=309-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	47.55	0.00	138,441.83	U=309-200 :rehab light fixtures/ Cont
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	All Inc. (allinc)	P-1193850	S1542280.00	2,064.73	0.00	140,506.56	U=106-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	148,220.91	U=306-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	155,935.26	U=106-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194116	22264	12,097.75	0.00	168,033.01	U=132-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,271.42	U=436-215 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,509.83	U=216-200 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	119.22	0.00	168,629.05	U=239-215 :rehab vanity top 1 31x22
46hbc	The Haven of Battle Cre	4/21/2022	04-2022	Doci Inc (doci)	P-1194369	22280	523.50	0.00	169,152.55	U=306-200 U =306-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194370	22281	1,282.50	0.00	170,435.05	rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194371	22282	1,109.00	0.00	171,544.05	U=106-200 U =106-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194660	22286	2,812.50	0.00	174,356.55	U=132-200 U =132-200:rehab cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	176,608.05	U=309-200 U =309-200:309-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	178,859.55	U=109-200 U =109-200:109-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	181,672.05	U=332-200 U =332-200:332-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	184,484.55	U=436-215 U =436-215:436-215 Cabinets
46hbc	The Haven of Battle Cre	4/25/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1194686	796680	546.07	0.00	185,030.62	U=436-215 :436-215 Lighting
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199040	10659942-0C	1,133.80	0.00	186,164.42	U=306-200 :rehab appliance ( fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	187,987.08	U=447-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	189,809.74	U=336-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowe's Pro (lowespro)	P-1199201	10659807-0C	1,822.67	0.00	191,632.41	U=216-200 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	3/29/2022	05-2022	M. Cooper Win Supply (winsupply)	P-1198421	087883-01	459.05	0.00	192,091.46	U=436-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	4/6/2022	05-2022	Renovation Systems (renovat60605)	P-1198416	505968	2,227.99	0.00	194,319.45	U=247-215 :247-215: Carpet Replacement
46hbc	The Haven of Battle Cre	4/21/2022	05-2022	Renovation Systems (renovat60605)	P-1197277	509606	2,227.99	0.00	196,547.44	U=132-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196650	681519849	445.21	0.00	196,992.65	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196651	681519856	445.21	0.00	197,437.86	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	All Inc. (allinc)	P-1196642	S1542199.00	1,282.63	0.00	198,720.49	332-200 appliances
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196644	11052541-0C	42.91	0.00	198,763.40	U=436-215 :436-215 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196644	11052541-0C	42.92	0.00	198,806.32	U=332-200 :332-200 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196645	11052597-0C	226.77	0.00	199,033.09	U=332-200 :332-200 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196645	11052597-0C	226.78	0.00	199,259.87	U=436-215 :436-215 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196647	681780425	89.46	0.00	199,349.33	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196648	681780433	710.71	0.00	200,060.04	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196649	681780441	710.71	0.00	200,770.75	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Renovation Systems (renovat60605)	P-1198417	510718	1,140.12	0.00	201,910.87	U=106-200 :106-200: Carpet Replacement
46hbc	The Haven of Battle Cre	4/27/2022	05-2022	Shapes Supply Company (mcooper)	P-1196641	0068740-in	238.42	0.00	202,149.29	U=332-200 :vanity top C1 (2 31x22)
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	1,920.28	0.00	204,069.57	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup-	P-1198921	683644397	32.67	0.00	204,102.24	U=436-215 :436-215 Medicine Cabinet

The Haven of Battle Creek (46hbc)

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1198921	683644397	32.66	0.00	204,134.90	U=332-200 :332-200 Medicine Cabinet
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U=220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	212,944.71	U =220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	211,070.09	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	3,185.95	207,884.14	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	206,009.52	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	204,134.90	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U =220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199045	S1541033.00	2,058.26	0.00	216,877.59	U =109-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	1,336.56	0.00	218,214.15	436-215 appliances
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	722.77	0.00	218,936.92	332-200 appliances
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,422.00	U =436-215 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,907.08	U =109-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	220,392.16	U =332-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	220,877.26	U =216-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	221,362.36	U =309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/16/2022	05-2022	All Inc. (allinc)	P-1200228	S1541033.00	1,566.35	0.00	222,928.71	U =309-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	209.60	0.00	223,138.31	U =109-200 :109-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	210.26	0.00	223,348.57	U =309-200 :309-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	121.88	0.00	223,470.45	U =239-215 :239-215 Mirror
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	0.00	280.15	223,190.30	U =323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	280.15	0.00	223,470.45	U =332-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	0.00	96.60	223,373.85	U =323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	96.60	0.00	223,470.45	U =332-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	4/25/2022	06-2022	M. Cooper Win Supply (winsupply)	P-1203942	091932 01	459.05	0.00	223,929.50	U =436-215 :436-215 Plumbing
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,052.86	U =332-200 :332-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,176.22	U =109-200 :109-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,299.58	U =309-200 :309-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.33	0.00	224,422.91	U =216-200 :216-200: Vanity Top
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	668.84	0.00	225,091.75	436-215 appliances
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	107.86	0.00	225,199.61	436-215 appliances- Cont
46hbc	The Haven of Battle Cre	5/13/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1202426	685483869	186.65	0.00	225,386.26	U =247-215 :Baseboard Heater Panels

The Haven of Battle Creek (46hbc)

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	2,200.00	0.00	227,586.26	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	477.68	0.00	228,063.94	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202217	686003492	65.33	0.00	228,129.27	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202218	686003500	414.23	0.00	228,543.50	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202219	686003518	81.19	0.00	228,624.69	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202220	686003526	414.23	0.00	229,038.92	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202221	686257866	585.08	0.00	229,624.00	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202425	686257874	569.22	0.00	230,193.22	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.92	0.00	230,236.14	U=109-200 :109-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.91	0.00	230,279.05	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202213	22415	13,705.55	0.00	243,984.60	U=436-215 U =436-215:rehab install.
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202213	22415	869.62	0.00	244,854.22	U=436-215 U =436-215:rehab install. - Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202214	22416	13,705.00	0.00	258,559.22	U=332-200 U =332-200:Labor
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202214	22416	1,143.42	0.00	259,702.64	U=332-200 U =332-200:Labor- Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202215	22417	10,676.89	0.00	270,379.53	U=109-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202215	22417	10,771.39	0.00	281,150.92	U=309-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202216	22418	13,705.55	0.00	294,856.47	U=216-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202216	22418	848.17	0.00	295,704.64	U=216-200 :rehab install- Cont
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	550.50	0.00	296,255.14	U=436-215 U =436-215:436-215: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	482.50	0.00	296,737.64	U=332-200 U =332-200:332-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	198.00	0.00	296,935.64	U=109-200 U =109-200:109-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	233.00	0.00	297,168.64	U=309-200 U =309-200:309-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	148.50	0.00	297,317.14	U=216-200 U =216-200:216-200: Add Labor
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203456	514400	1,937.54	0.00	299,254.68	U=109-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	2,200.00	0.00	301,454.68	U=332-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	406.34	0.00	301,861.02	U=332-200 :rehab carpet install - Cont
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Lowes Pro (lowespro)	P-1203270	11268042-0C	59.08	0.00	301,920.10	rehab/ bathroom light fixture
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203935	688759331	32.66	0.00	301,952.76	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203936	688759349	32.66	0.00	301,985.42	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203937	688759356	62.89	0.00	302,048.31	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203933	689287829	65.33	0.00	302,113.64	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	324.23	0.00	302,437.87	U=216-200 :216-200: Blinds
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	141.21	0.00	302,579.08	U=216-200 :216-200: Door hardware
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	92.51	0.00	302,671.59	U=216-200 :216-200: Lighting
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	13.95	0.00	302,685.54	U=216-200 :216-200: Dig Thermostat
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	372.26	0.00	303,057.80	U=309-200 U =309-200:309-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	372.26	0.00	303,430.06	U=109-200 U =109-200:109-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	303,803.51	U=332-200 U =332-200:332-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	304,176.96	U=436-215 U =436-215:436-215: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	304,550.41	U=132-200 U =132-200:132-200: Rem balance cabinets

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46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	302.11	0.00	304,852.52	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	361.16	0.00	305,213.68	U=216-200 :216-200: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	21.69	0.00	305,235.37	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	10.03	0.00	305,245.40	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204730	690077235	19.68	0.00	305,265.08	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	90.80	0.00	305,355.88	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	80.13	0.00	305,436.01	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	179.22	0.00	305,615.23	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1203939	807679	266.94	0.00	305,882.17	U=239-215 :239-215: Lighting
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	48.88	0.00	305,931.05	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	11.97	0.00	305,943.02	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	270.58	0.00	306,213.60	U=239-215 :239-215: Plumbing
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	228.42	0.00	306,442.02	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/16/2022	06-2022	Doc Inc (doc)	P-1206299	22514	8,241.33	0.00	314,683.35	U=239-215 :Labor Rehab
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	All Inc. (allinc)	P-1205175	S1547517.00	1,239.48	0.00	315,922.83	U=105-200 :105-200: Appliances
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,042.01	U=105-200 :105-200: Vanity 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,161.19	U=214-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,280.37	U=304-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,416.90	U=353-215 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.51	0.00	316,553.41	U=304-200 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,689.94	Stock Vanity 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	375.00	0.00	317,064.94	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	474.76	0.00	317,539.70	U=105-200 :105-200: Lighting
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,146.06	U=239-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,752.42	U=309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,358.78	U=272-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,965.14	U=105-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Marquette Management, Inc (mmiamex)	P-1205515	295742	437.72	0.00	320,402.86	Rehab Knobs
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	350.86	0.00	320,753.72	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	107.65	0.00	320,861.37	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	279.98	0.00	321,141.35	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	51.46	0.00	321,192.81	U=105-200 : Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	33.00	0.00	321,225.81	U=105-200 : Door hardware
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	234.92	0.00	321,460.73	U=105-200 :Lighting/Electrical
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209076	691843908	52.34	0.00	321,513.07	U=105-200 :105-200: Misc parts
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	288.48	0.00	321,801.55	U=105-200 :Hardware/Electrical/Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	35.48	0.00	321,837.03	U=105-200 :Thermostat
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	1,884.68	0.00	323,721.71	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	299.04	0.00	324,020.75	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/21/2022	07-2022	Renovation Systems (renovat60605)	P-1209065	516078	2,412.13	0.00	326,432.88	U=216-200 : Carpet Replacement

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46hbc	The Haven of Battle Cre	6/23/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211166	016308 01	350.38	0.00	326,783.26	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1209089	516977	1,250.70	0.00	328,033.96	U=239-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1211889	516986	1,578.68	0.00	329,612.64	U=105-200 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	The Home Depot Pro (howilm)	P-1209074	693352023	276.86	0.00	329,889.50	U=309-200 :Microwave
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	113.52	0.00	330,003.02	U=239-215 :239-215: Mirror
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	214.05	0.00	330,217.07	U=309-200 :309-200: Mirrors
46hbc	The Haven of Battle Cre	7/5/2022	07-2022	Doci Inc (doci)	P-1209068	22596	247.50	0.00	330,464.57	U=239-215 U =239-215:239-215: Add Labor
46hbc	The Haven of Battle Cre	7/6/2022	07-2022	All Inc. (allinc)	P-1209099	S1544330.00	2,111.11	0.00	332,575.68	U=272-215 :272-215: Appliances
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	The Home Depot Pro (howilm)	P-1209079	692350085	90.80	0.00	332,666.48	U=105-200 :105-200: Blinds
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,691.48	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,716.48	U=216-200 :216-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,741.48	U=105-200 :105-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,766.48	U=239-215 :239-215: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	384.52	0.00	333,151.00	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209097	S1541033.00	463.86	0.00	333,614.86	U=309-200 :rehab appliance
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209098	S1543699.00	2,059.33	0.00	335,674.19	U=239-215 :Appliances
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	3,185.95	0.00	338,860.14	U=216-200 U =216-200:216-200: Cabinets
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	1,874.62	0.00	340,734.76	U=239-215 U =239-215:239-215: Cabinets
46hbc	The Haven of Battle Cre	7/11/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211167	016509 01	446.18	0.00	341,180.94	U=309-200: Plumbing
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	2,623.76	0.00	343,804.70	U=105-200 U =105-200:105-200: Cabinets
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	1,874.62	0.00	345,679.32	U=272-215 U =272-215:272-215: Cabinets
46hbc	The Haven of Battle Cre	7/15/2022	07-2022	The Home Depot Pro (howilm)	P-1211306	696383314	0.00	30.28	345,649.04	U=105-200 Misc Part
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	1,896.00	0.00	347,545.04	U=272-215: Plank
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	155.13	0.00	347,700.17	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	775.00	0.00	348,475.17	U=272-215: Countertops
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	717.20	0.00	349,192.37	U=272-215: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	5,181.12	0.00	354,373.49	U=272-215: Labor
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	2,781.00	0.00	357,154.49	U= 105-200: Flooring/Baseboard
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	775.00	0.00	357,929.49	U= 105-200: Countertop
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	1,095.82	0.00	359,025.31	U= 105-200: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	140.40	0.00	359,165.71	U= 105-200: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	6,974.94	0.00	366,140.65	U= 105-200: Labor
46hbc	The Haven of Battle Cre	7/25/2022	07-2022	All Inc. (allinc)	P-1211888	S1547517.00	782.09	0.00	366,922.74	U=105-200: Appliances
46hbc	The Haven of Battle Cre	7/12/2022	08-2022	Lowe's Pro (lowespro)	P-1215522	11466607-0C	66.76	0.00	366,989.50	U=216-200 :rehab light fixture
46hbc	The Haven of Battle Cre	7/15/2022	08-2022	Lowe's Pro (lowespro)	P-1211305	11511301-0C	45.47	0.00	367,034.97	U=105-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	90.80	0.00	367,125.77	U=272-215: Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.99	0.00	367,223.76	U=272-215 :Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	80.12	0.00	367,303.88	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	17.23	0.00	367,321.11	U=272-215: Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.84	0.00	367,418.95	U=272-215: Misc parts

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46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	51.62	0.00	367,470.57	U=272-215 :Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.13	0.00	367,712.70	U=272-215 :Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	11.98	0.00	367,724.68	U=272-215 :Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	2.77	0.00	367,727.45	U=272-215 :Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.49	0.00	367,969.94	U=272-215 :Misc parts
46hbc	The Haven of Battle Cre	7/21/2022	08-2022	The Home Depot Pro (howilm)	P-1212740	697398162	1,313.92	0.00	369,283.86	rehab appliances(stove, microwave, DW)
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	The Home Depot Pro (howilm)	P-1213383	697896231	276.86	0.00	369,560.72	Rehab microwave
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	Renovation Systems (renovat60605)	P-1213826	519519	1,250.70	0.00	370,811.42	U=272-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,009.42	U=272-215 : Add labor
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,207.42	U=105-200 : Add labor
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	374,393.37	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	377,579.32	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	380,765.27	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	383,951.22	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	387,137.17	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	390,323.12	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	393,509.07	U=214-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	396,132.83	U=204-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	398,756.59	U=304-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	400,631.21	U=322-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	402,505.83	U=469-215 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,884.15	0.00	404,389.98	A2 Cabinets
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	67.88	0.00	404,457.86	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	93.42	0.00	404,551.28	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	272.58	0.00	404,823.86	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	43.68	0.00	404,867.54	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	37.88	0.00	404,905.42	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	65.86	0.00	404,971.28	U=214-200 :Bathroom Accessories
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1215015	820825	578.48	0.00	405,549.76	U=214-200 : Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Lowe's Pro (lowespro)	P-1217884	11661752-0C	249.46	0.00	405,799.22	U=214-200 :Mirrors
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	51.45	0.00	405,850.67	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	314.32	0.00	406,164.99	U=214-200 :Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	348.10	0.00	406,513.09	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,607.17	U=214-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,701.25	U=204-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	47.04	0.00	406,748.29	U=353-215 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	407,517.79	U=214-200 :214: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	408,287.29	U=353-215 :353: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,056.79	U=304-200 :304: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,826.29	U=204-200 :204: Rehab Paint

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46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	400.00	0.00	410,226.29	U=353-215 :353-215: Lighting
46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	499.28	0.00	410,725.57	U=304-200 :304-200: Lighting
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	1,260.00	0.00	411,985.57	U=214-200 :Flooring
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	308.58	0.00	412,294.15	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	2,417.50	0.00	414,711.65	U=214-200 :Misc parts - Doors
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	11,181.70	0.00	425,893.35	U=214-200 :Labor
46hbc	The Haven of Battle Cre	8/26/2022	08-2022	All Inc. (allinc)	P-1217917	S1551672.00	1,423.95	0.00	427,317.30	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	350.86	0.00	427,668.16	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	55.78	0.00	427,723.94	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	8/10/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220510	017317 01	463.02	0.00	428,186.96	U =214-200: Plumbing
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	2,420.00	0.00	430,606.96	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	257.68	0.00	430,864.64	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	468.17	0.00	431,332.81	U=204-200 :Lighting
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	100.00	0.00	431,432.81	U=204-200 :Lighting Freight
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223970	704631225	97.58	0.00	431,530.39	U=204-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223971	704631241	83.78	0.00	431,614.17	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223972	704631258	169.57	0.00	431,783.74	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223973	704631266	97.58	0.00	431,881.32	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223974	704631274	192.46	0.00	432,073.78	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223978	704631233	374.06	0.00	432,447.84	U=204-200 :Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220504	826518	392.75	0.00	432,840.59	U=322-200 :Lighting
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220511	017631 01	350.38	0.00	433,190.97	U=353-215 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220512	017632 01	446.18	0.00	433,637.15	U=204-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220513	017633 01	446.18	0.00	434,083.33	U=304-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221848	704878750	612.46	0.00	434,695.79	U=204-200 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221849	704878768	521.99	0.00	435,217.78	U=353-215 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221850	704878776	612.46	0.00	435,830.24	U=304-200 :Misc Parts
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	581.45	0.00	436,411.69	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	111.11	0.00	436,522.80	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/14/2022	09-2022	Renovation Systems (renovat60605)	P-1223968	523805	1,544.78	0.00	438,067.58	U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223975	830945	394.21	0.00	438,461.79	U=469-215 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	533.28	0.00	438,995.07	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	37.33	0.00	439,032.40	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.51	0.00	439,285.91	U=304-200 :Microwave
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.50	0.00	439,539.41	U=322-200 :Microwave
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	0.00	1,544.78	437,994.63	Reclass U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,374.53	304 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,754.43	322 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	439,134.33	469 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.91	0.00	439,514.24	104 Rehab Paint

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46hbc	The Haven of Battle Cre	9/23/2022	10-2022	Renovation Systems (renovat60605)	P-1226738	527323	1,643.15	0.00	441,157.39	U=204-200 :Carpet
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226901	526882	1,667.16	0.00	442,824.55	U=304-200 :carpet replacement
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226903	526896	1,079.17	0.00	443,903.72	U=353-215 :carpet replacement
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	Idlewood Electric Supply Inc (idlewood)	P-1226729	832204	72.63	0.00	443,976.35	U=239-215 : Lighting
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226743	709316475	465.39	0.00	444,441.74	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226744	709316483	79.40	0.00	444,521.14	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226745	709316491	321.34	0.00	444,842.48	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226746	709316509	742.26	0.00	445,584.74	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226747	709316517	79.40	0.00	445,664.14	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226748	709316525	321.34	0.00	445,985.48	U=469-215 :Parts
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	507.00	0.00	446,492.48	U=353-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	775.00	0.00	447,267.48	U=353-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	7,753.16	0.00	455,020.64	U=353-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	507.00	0.00	455,527.64	U=322-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	775.00	0.00	456,302.64	U=322-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	6,695.45	0.00	462,998.09	U=322-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	507.00	0.00	463,505.09	U=469-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	775.00	0.00	464,280.09	U=469-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	6,695.45	0.00	470,975.54	U=469-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	930.00	0.00	471,905.54	U=204-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	775.00	0.00	472,680.54	U=204-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	10,095.96	0.00	482,776.50	U=204-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	930.00	0.00	483,706.50	U=304-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	775.00	0.00	484,481.50	U=304-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	10,095.96	0.00	494,577.46	U=304-200 :Labor
46hbc	The Haven of Battle Cre	10/5/2022	10-2022	Renovation Systems (renovat60605)	P-1229335	527682	1,030.83	0.00	495,608.29	U=322-200 :Carpet
46hbc	The Haven of Battle Cre	10/6/2022	10-2022	Renovation Systems (renovat60605)	P-1229334	528445	1,030.83	0.00	496,639.12	U=469-215 :carpet replacement
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	313.22	0.00	496,952.34	U=304-200 :Mirrors/Blinds
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	122.96	0.00	497,075.30	U=322-200 :Mirror
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	597.67	0.00	497,672.97	U=469-215 :Mirrors/Blinds/Microwave
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	499,360.13	U=369-215 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	501,047.29	A1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	502,734.45	A1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	505,095.83	U=128-200 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	507,457.21	B1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	509,818.59	B1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	512,179.97	B1 Cabinet #4
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	514,541.35	B1 Cabinet #5
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	516,902.73	B1 Cabinet #6
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	519,264.11	U=104-200 U =104-200:Cabinets



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46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	521,625.49	U=209-200 U =209-200:Cabinets
46hbc	The Haven of Battle Cre	10/25/2022	10-2022	Lowes Pro (lowespro)	P-1230296	12109357-0C	76.76	0.00	521,702.25	U =469-215 :Blinds
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,053.11	U =322-200:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,403.97	U =469-215:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	446.81	0.00	522,850.78	U =104-200:Plumbing
46hbc	The Haven of Battle Cre	10/31/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232979	839945	394.21	0.00	523,244.99	U =369-215:Lighting
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233153	715128732	320.07	0.00	523,565.06	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233154	715128740	79.40	0.00	523,644.46	U=369-215 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233155	715128757	194.64	0.00	523,839.10	U =369-215 :Parts
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232980	840559	578.48	0.00	524,417.58	U =112-200:Lighting
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	108.44	0.00	524,526.02	U =104-200 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	121.97	0.00	524,647.99	U =369-215 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	The Home Depot Pro (howilm)	P-1233151	715368171	622.75	0.00	525,270.74	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	129.21	0.00	525,399.95	U =369-215:Vanity
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,650.01	U =209-200:Vanity x2
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,900.07	U =112-200:Vanity x2
46hbc	The Haven of Battle Cre	11/9/2022	11-2022	The Home Depot Pro (howilm)	P-1233152	715128724	93.20	0.00	525,993.27	U =104-200 :Parts
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	138.20	0.00	526,131.47	U =243-215:Vanity
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,390.50	U =128-200:Vanity x 2
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,649.53	U =208-200 :Vanity x 2
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235979	532676	1,546.89	0.00	528,196.42	U=104-200 carpet replacement
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235980	532677	1,036.83	0.00	529,233.25	U =369-215 carpet replacement
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235987	845024	505.07	0.00	529,738.32	U =209-200 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235989	845050	392.75	0.00	530,131.07	U =439-215 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235990	845051	392.75	0.00	530,523.82	U =243-215 :Lighting
46hbc	The Haven of Battle Cre	11/23/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235988	845032	505.07	0.00	531,028.89	U =128-200 :Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,547.33	0.00	539,576.22	439-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,222.33	0.00	547,798.55	369-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	559,550.27	125-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	571,301.99	104-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	572,901.99	104-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,300.00	0.00	574,201.99	369-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	574,601.99	439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	575,001.99	243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	586,753.71	209-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	15,250.00	0.00	602,003.71	115-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	603,603.71	128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,200.00	0.00	604,803.71	439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	800.00	0.00	605,603.71	204-200/104-200/322-200/469-215 Vanity Tops
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	605,850.44	U =204-200:Vanity Top

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46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	606,097.17	U =104-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,224.71	U =322-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,352.25	U =469-215:Vanity Top
46hbc	The Haven of Battle Cre	10/14/2022	12-2022	Lowes Pro (lowespro)	P-1238850	12051712-0C	0.00	121.97	606,230.28	U =304-200 :Mirror - Damaged
46hbc	The Haven of Battle Cre	11/2/2022	12-2022	The Home Depot Pro (howilm)	P-1242873	715368189	543.72	0.00	606,774.00	U =369-215:Parts
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowes Pro (lowespro)	P-1238851	12213578-0C	253.51	0.00	607,027.51	U =104-200:microwave
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowes Pro (lowespro)	P-1238852	12213592-0C	253.51	0.00	607,281.02	U =128-200 :microwave
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238856	717495329	29.70	0.00	607,310.72	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238857	717495337	159.26	0.00	607,469.98	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowes Pro (lowespro)	P-1238853	12236255-0C	118.27	0.00	607,588.25	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowes Pro (lowespro)	P-1238854	12236290-0C	230.41	0.00	607,818.66	U =128-200 :Mirrors
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	The Home Depot Pro (howilm)	P-1238858	717744437	988.49	0.00	608,807.15	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Doc Inc (doci)	P-1236126	23414	2,327.01	0.00	611,134.16	U =439-215 U =439-215:Cabinets
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242363	719161127	44.68	0.00	611,178.84	U =439-215:Parts
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242364	719161135	20.88	0.00	611,199.72	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/29/2022	12-2022	The Home Depot Pro (howilm)	P-1242365	719396939	100.53	0.00	611,300.25	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowes Pro (lowespro)	P-1238847	12293624-0C	82.80	0.00	611,383.05	U =439-215 :Blinds
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowes Pro (lowespro)	P-1238847	12293624-0C	274.95	0.00	611,658.00	U =439-215 :Microwave
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowes Pro (lowespro)	P-1238847	12293624-0C	121.97	0.00	611,779.97	U =439-215 :Mirror
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	The Home Depot Pro (howilm)	P-1241718	719646622	634.29	0.00	612,414.26	U =439-215 :Parts
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	692.49	0.00	613,106.75	U =209-200:Rehab Paint 30 Gal Flat
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	1,194.44	0.00	614,301.19	U =115-200:Rehab Paint 30 Gal Eggshel
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	597.22	0.00	614,898.41	U =243-215:Rehab Paint 15 Gal Roppe Gray
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	1,600.00	0.00	616,498.41	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	272.51	0.00	616,770.92	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239481	533633	1,108.87	0.00	617,879.79	U =439-215 carpet replacement A3
46hbc	The Haven of Battle Cre	12/5/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243168	019271 01	355.19	0.00	618,234.98	U =439-215:Plumbing
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	1,027.00	0.00	619,261.98	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	813.75	0.00	620,075.73	U =439-215 U =439-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	63.78	0.00	620,139.51	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	692.52	0.00	620,832.03	U =439-215 U =439-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	5,543.71	0.00	626,375.74	U =439-215 U =439-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	486.00	0.00	626,861.74	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	32.14	0.00	626,893.88	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	1,078.35	0.00	627,972.23	U =369-215 U =369-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	813.75	0.00	628,785.98	U =369-215 U =369-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	63.78	0.00	628,849.76	U =369-215 U =369-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	717.20	0.00	629,566.96	U =369-215 U =369-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	5,260.00	0.00	634,826.96	U =369-215 U =369-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240349	23525	1,493.10	0.00	636,320.06	U =128-200 U =128-200:Plank

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46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	813.75	0.00	637,133.81	U=128-200 U =128-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	102.30	0.00	637,236.11	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	1,134.52	0.00	638,370.63	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	7,885.23	0.00	646,255.86	U=128-200 U =128-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	45.12	0.00	646,300.98	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	368.70	0.00	646,669.68	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,522.13	0.00	648,191.81	U=104-200 U =104-200:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	813.75	0.00	649,005.56	U=104-200 U =104-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	102.30	0.00	649,107.86	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,134.52	0.00	650,242.38	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	8,192.03	0.00	658,434.41	U=104-200 U =104-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	45.12	0.00	658,479.53	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	573.33	0.00	659,052.86	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	159.00	0.00	659,211.86	U=439-215 U =439-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	263.00	0.00	659,474.86	U=369-215 U =369-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,705.86	U=128-200 U =128-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,936.86	U=104-200 U =104-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243166	018810 01	446.18	0.00	660,383.04	U =128-200:Plumbing
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243167	018811 01	371.72	0.00	660,754.76	U =369-215:Plumbing
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	649,003.04	Rvs 209-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	15,250.00	633,753.04	Rvs 115-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	632,153.04	Rvs 104-200 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,300.00	630,853.04	Rvs 369-215 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,453.04	Rvs 439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,053.04	Rvs 243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	628,453.04	Rvs 128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,200.00	627,253.04	Rvs 439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,547.33	618,705.71	Rvs 439-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,222.33	610,483.38	Rvs 369-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	598,731.66	Rvs 128-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	586,979.94	Rvs 104-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,724.94	Rvs 204-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,469.94	Rvs 104-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,324.94	Rvs 322-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,179.94	Rvs 469-215 Vanity Top
Net Change=586,179.94							721,319.72	135,139.78	586,179.94	= Ending Balance =
7550-0175	REHAB - BUILDING EXTERIOR								0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1238839	112822-3		19,370.00	0.00	19,370.00	Patio Door Replacements (10)
Net Change=19,370.00							19,370.00	0.00	19,370.00	= Ending Balance =

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				REHAB - ROOF					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Gates General Contractor (gates)	P-1205304	42371	4,125.00	0.00	4,125.00	Chimney repair
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	17,905.50	0.00	22,030.50	Roof - Rebuild Stairs
46hbc	The Haven of Battle Cre	12/26/2022	12-2022	Gates General Contractor (gates)	P-1243654	42711	17,905.50	0.00	39,936.00	Crossover Stair Systems
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	17,905.50	22,030.50	Rvs Roof - Stairs
Net Change=22,030.50							39,936.00	17,905.50	22,030.50	= Ending Balance =
				REHAB - EXTERIOR PAINTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	0.00	21,900.00	0.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	0.00	2,250.00	21,900.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	0.00	6,279.94	17,870.06	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	24,150.00	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	30,429.94	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	21,900.00	8,529.94	Rev Exterior Paint
Net Change=8,529.94							60,859.88	52,329.94	8,529.94	= Ending Balance =
				REHAB - EXTERIOR LIGHTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,927.00	-1,927.00	Rvs Conduit Repair
Net Change=-1,927.00							0.00	1,927.00	-1,927.00	= Ending Balance =
				REHAB - C AREA HALLWAYS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/25/2022	02-2022	Doc Inc (doc)	P-1185519	289448	10,853.46	0.00	10,853.46	Unit Door Hardware
46hbc	The Haven of Battle Cre	2/25/2022	03-2022	The Home Depot Pro (howilm)	P-1187128	671007136	195.73	0.00	11,049.19	250 Box Key Blanks
46hbc	The Haven of Battle Cre	3/4/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1187771	1889	24,995.63	0.00	36,044.82	Hallway Painting
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1189582	1899	24,995.63	0.00	61,040.45	Hallway Painting
46hbc	The Haven of Battle Cre	4/20/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194810	1919	49,991.25	0.00	111,031.70	Hallway Painting
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194936	1915	1,291.11	0.00	112,322.81	T111 Breezeway Repairs
Net Change=112,322.81							112,322.81	0.00	112,322.81	= Ending Balance =
				REHAB - SECURITY SYSTEM					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/18/2022	11-2022	Per Mar Security & Research Corp (permar1C P-1235975)	2927602		1,250.00	0.00	1,250.00	Security
Net Change=1,250.00							1,250.00	0.00	1,250.00	= Ending Balance =
				REHAB - LANDSCAPING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	13,998.97	0.00	13,998.97	Tree Care Services

The Haven of Battle Creek (46hbc)

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Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har P-1238848		30946	16,200.00	0.00	30,198.97	Office Area Drainage and Patio	
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har P-1238849		31215	6,392.00	0.00	36,590.97	Office Area Drainage and Patio	
46hbc	The Haven of Battle Cre	12/20/2022	12-2022	Bartlett Tree Experts (bartletttree)	P-1243518	40666184-0	12,803.12	0.00	49,394.09	Tree Care Services	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	13,998.97	35,395.12	Rvs Tree Care Services	
Net Change=35,395.12							49,394.09	13,998.97	35,395.12	= Ending Balance =	
7550-0325			REHAB - ASPHALT/PARKING LOT						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/22/2022	12-2022	ACS Asphalt Concrete Solutions Inc. (asphalt P-1238859		22.2134.1	2,675.00	0.00	2,675.00	Re-striping of under ground parking stalls	
Net Change=2,675.00							2,675.00	0.00	2,675.00	= Ending Balance =	
7550-0410			REHAB - GARAGE						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,490.00	0.00	11,490.00	Garage Doors	
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Twin City Garage Door Company (twincitygar P-1238844		553847	11,490.00	0.00	22,980.00	Garage door installation	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,490.00	11,490.00	Rvs Garage Doors	
Net Change=11,490.00							22,980.00	11,490.00	11,490.00	= Ending Balance =	
7550-0411			REHAB - UNDERGROUND PARKING DECK						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	SPS Inc. (spsinc)	P-1234002	14923	2,975.78	0.00	2,975.78	Garage sweep and clean	
Net Change=2,975.78							2,975.78	0.00	2,975.78	= Ending Balance =	
7550-0500			REHAB - POOL						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	4/15/2022	06-2022	Horizon Pool Supply (horizonp)	P-1203455	INV13698	902.88	0.00	902.88	Pool Supplies	
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	0.00	902.88	0.00	Reclass Pool Supplies	
Net Change=0.00							902.88	902.88	0.00	= Ending Balance =	
7550-0550			REHAB - RECREATION AREA						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	Realm Electric LLC (realmel60402)	P-1180000	10548	150.00	0.00	150.00	Troubleshoot outlet	
46hbc	The Haven of Battle Cre	1/5/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1177946	771988	1,366.27	0.00	1,516.27	Leasing/Lobby Lights	
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Junior The Movers, LLC (junior)	P-1183101	1312022	525.00	0.00	2,041.27	Office Movers	
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Kraft Mechanical LLC (kraftmech)	P-1184299	24126	5,986.00	0.00	8,027.27	Temp Construction Heater	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	0.00	1,800.00	8,027.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	0.00	4,000.00	5,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	9,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	13,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	12/14/2021	03-2022	Parameters (paramel70652)	P-1189042	57856	3,236.25	0.00	17,063.52	Interior Design Fee	
46hbc	The Haven of Battle Cre	2/7/2022	03-2022	Renovation Systems (renovat60605)	P-1190546	500908	589.31	0.00	17,652.83	Carpet and Vinyl Install	
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190547	502976	415.28	0.00	18,068.11	Package Room Flooring Repair	
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190548	502973	670.71	0.00	18,738.82	Elevator Flooring	

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46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accrual Reversals	J-339797	Accruals	0.00	3,236.25	15,502.57	Rvs Interior Design Fee
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accual	0.00	81,030.00	-65,527.43	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	1/6/2022	04-2022	Sherwin Williams Co. (sherwinmn)	P-1194934	4009-6	603.50	0.00	-64,923.93	Leasing Center/Lobby Paint
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191838	675788293	167.38	0.00	-64,756.55	amenities/Gym
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191839	675788301	3.20	0.00	-64,753.35	amenities/Gym
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191836	676288343	648.65	0.00	-64,104.70	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191837	676288350	70.31	0.00	-64,034.39	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191835	24571	1,325.00	0.00	-62,709.39	Pool heater rental - temporary
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1193993	MM040522MI	5,978.00	0.00	-56,731.39	Fitness Center Equipment
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	35,545.00	0.00	-21,186.39	Pool Remodel
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	21,959.00	0.00	772.61	Pool Lighting Upgrade
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	16,986.00	0.00	17,758.61	Backfill under Deck
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	1,390.00	0.00	19,148.61	Replace pool light
46hbc	The Haven of Battle Cre	4/6/2022	04-2022	Johnson Health Tech North America Inc. (me P-1193780)	P-1193780	9003144373	8,287.22	0.00	27,435.83	Fitness Center Elliptical
46hbc	The Haven of Battle Cre	4/8/2022	04-2022	Johnson Health Tech North America Inc. (me P-1192811)	P-1192811	9003145882	2,682.85	0.00	30,118.68	Matrix endurance LED Recumbent
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Docl Inc (docl)	P-1195145	22303	48,873.50	0.00	78,992.18	Package Room, Fitness, Office Install Labor
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	40,435.00	38,557.18	Rvs Pool Rehab
46hbc	The Haven of Battle Cre	4/27/2022	04-2022	Johnson Health Tech North America Inc. (me P-1195147)	P-1195147	101980104	4,694.72	0.00	43,251.90	Matrix Treadmills (2)
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,402.33	0.00	44,654.23	03/22 Fitness Center Tv/Brackets
46hbc	The Haven of Battle Cre	1/20/2022	05-2022	Renovation Systems (renovat60605)	P-1197266	499212	3,758.37	0.00	48,412.60	Carpet in Leasing Office
46hbc	The Haven of Battle Cre	3/3/2022	05-2022	Renovation Systems (renovat60605)	P-1197268	499214	728.07	0.00	49,140.67	Carpet in Elevators
46hbc	The Haven of Battle Cre	3/28/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1198418	24556	4,200.00	0.00	53,340.67	Office/Bathroom Baseboard Heat
46hbc	The Haven of Battle Cre	4/4/2022	05-2022	Renovation Systems (renovat60605)	P-1197267	499213	7,258.89	0.00	60,599.56	Carpet in Fitness Center
46hbc	The Haven of Battle Cre	4/15/2022	05-2022	Renovation Systems (renovat60605)	P-1198918	509986	430.50	0.00	61,030.06	Fitness Center Vinyl Replacement
46hbc	The Haven of Battle Cre	4/26/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1196639	25123	780.00	0.00	61,810.06	Temp Pool Heater Disconnect
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1200815	052522 Billbe	2,605.44	0.00	64,415.50	02/22 KRec AX#46 Mini Fridge and Tile
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	4,200.00	60,215.50	Rvs Office/Bathroom - baseboard heat
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Final Coat Painting, Inc. (finalco42374)	P-1204731	1937	3,367.77	0.00	63,583.27	Third Floor Amenity Room Painting
46hbc	The Haven of Battle Cre	6/5/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1202863	8 001	1,750.00	0.00	65,333.27	Office - Computer/Network Setup
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	335.45	0.00	65,668.72	05/22 Bathroom Signage/Paper Towels
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	170.88	0.00	65,839.60	05/22 Bathroom Soap Dispenser
46hbc	The Haven of Battle Cre	6/29/2022	07-2022	Kraft Mechanical LLC (kraftmech)	P-1209083	25997	179,750.00	0.00	245,589.60	HVAC Unit for Pool
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	40.98	0.00	245,630.58	06/22 KRec AX #46 Shower Soap Dispenser
46hbc	The Haven of Battle Cre	7/31/2022	07-2022	Accrual	J-347244	Accrual	0.00	179,750.00	65,880.58	Rvs HVAC Unit for Pool
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	0.00	2,788.62	65,880.58	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	3/2/2022	08-2022	Kraft Mechanical LLC (kraftmech)	P-1213813	24346	1,325.00	0.00	69,994.20	Temp Heater Rental
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	0.00	4,973.00	69,994.20	Store front door installation

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46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation	
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	NRH Plumbing (nicolen42369)	P-1217883	8520690	2,025.00	0.00	76,992.20	Fitness Center Bathroom	
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Realm Electric LLC (realmel60402)	P-1218784	10737	340.87	0.00	77,333.07	Package Room	
46hbc	The Haven of Battle Cre	1/31/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1220490	013122	595.69	0.00	77,928.76	Store Fronts - Hotel Charges	
46hbc	The Haven of Battle Cre	3/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223966	675788293	167.38	0.00	78,096.14	amenities/Gym	
46hbc	The Haven of Battle Cre	8/5/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222590	292673	4,973.00	0.00	83,069.14	Store front door installation	
46hbc	The Haven of Battle Cre	8/17/2022	09-2022	Per Mar Security & Research Corp (permar1C	P-1224047	2858857	980.00	0.00	84,049.14	Electronic Door Hardware and Installation - Pool FOBS	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	4,973.00	0.00	84,049.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/26/2022	09-2022	The Home Depot Pro (howilm)	P-1223229	675788293-1	0.00	167.38	78,908.76	amenities/Gym	
46hbc	The Haven of Battle Cre	9/27/2022	09-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1223980	460922BB	4,550.19	0.00	83,458.95	07/22 KR AX #46 Pool Furniture	
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	41,950.00	0.00	125,408.95	Amenity Space Enhancement - Old Pool	
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	10,000.00	0.00	135,408.95	Amenity Space Enhancement - Patio Area	
46hbc	The Haven of Battle Cre	9/30/2022	09-2022	Accrual Reversals	J-350140	Accruals	0.00	33,545.00	101,863.95	Rvs Amenities Enhancements - Pool	
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	992.00	0.00	102,855.95	Package Room Door Hardware & Electric Strike	
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	307.61	0.00	103,163.56	Package Room Door Hardware & Electric Strike	
46hbc	The Haven of Battle Cre	9/22/2022	10-2022	Luxer One (luxerco45579)	P-1230421	2022/09/007	346.35	0.00	103,509.91	Office Start Up Equip - Taxes	
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1230281	2906026	5,785.00	0.00	109,294.91	Security	
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	485.38	0.00	109,780.29	Emergency Pool Phone	
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	56.99	0.00	109,837.28	Pool Phone Protection Plan	
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	902.88	0.00	110,740.16	Reclass Pool Supplies	
46hbc	The Haven of Battle Cre	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	482.01	0.00	111,222.17	10/22 Emergency Pool Phone	
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	12,285.00	0.00	123,507.17	Mailboxes	
46hbc	The Haven of Battle Cre	4/13/2022	12-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1242362	MM040522M	1,415.00	0.00	124,922.17	Fitness Center Equipment	
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238848	30946	17,895.60	0.00	142,817.77	Paver Patio by Pool	
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1243519	30947	3,788.40	0.00	146,606.17	Pool Patio Pavers	
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Antonelli & Associates Inc (antonelland)	P-1238845	7980	12,285.00	0.00	158,891.17	Mailboxes	
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238849	31215	12,108.00	0.00	170,999.17	Paver Patio by Pool	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	12,285.00	158,714.17	Rvs Mailboxes	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	41,950.00	116,764.17	Rvs Amenity Space Upgrades	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	10,000.00	106,764.17	Rvs Patio Area - Pool Perimeter	
Net Change=							106,764.17		536,870.42	430,106.25	106,764.17 = Ending Balance =

7550-0560	REHAB - STARTUP COSTS		0.00 = Beginning Balance =							
46hbc	The Haven of Battle Cre	12/27/2021	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179781	2006	1,100.00	0.00	1,100.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	500.00	0.00	1,100.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez

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General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	300.00	0.00	600.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	1,100.00	0.00	300.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	200.00	Revenue Mgmt consulting fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	1,200.00	Revenue Mgmt Implementation fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	500.00	0.00	1,700.00	Revenue Mgmt Training Webinar
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182647	1211201203	500.00	0.00	2,200.00	1/22 Rev Mgmt training Webinar
46hbc	The Haven of Battle Cre	2/14/2022	03-2022	Ryan Siemers Photography and Design LLC (-P-1186627	P-1186627	140564	650.00	0.00	2,850.00	Architectural Photography
46hbc	The Haven of Battle Cre	3/9/2022	03-2022	CDW Direct LLC (cdw)	P-1187562	5201557	860.53	0.00	3,710.53	Laptop
46hbc	The Haven of Battle Cre	1/27/2022	04-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1192633	9199520300	1,251.78	0.00	4,962.31	Carpet Extractor
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	32.50	0.00	4,994.81	dividers
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	112.17	0.00	5,106.98	box files
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	63.27	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	32.50	0.00	4,994.63	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	112.17	0.00	5,106.80	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	63.45	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/18/2022	04-2022	The Home Depot Pro (howilm)	P-1193816	678673351	367.56	0.00	5,329.69	O-Zone generator
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	1,251.78	4,077.91	Rvs Carpet extractor
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Luxer One (luxerco45579)	P-1205513	22010/2022/	4,398.00	0.00	8,475.91	Package Room Install
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	702.00	0.00	9,177.91	security camera install equipment
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	479.94	0.00	9,657.85	wireless cameras - 6 qty
Net Change=9,657.85							15,125.87	5,468.02	9,657.85	= Ending Balance =
7550-0675				REHAB - FIRE PROTECTION					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/7/2022	10-2022	Viking Automatic Sprinkler Co (viking104640)	P-1226905	1025-F23968	1,350.00	0.00	1,350.00	Sprinkler Head Replacement/Test
Net Change=1,350.00							1,350.00	0.00	1,350.00	= Ending Balance =
7550-0677				REHAB - SAFETY/ADA					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Electric Fire & Security Inc. (efs)	P-1186845	34273	1,000.00	0.00	1,000.00	Replace rewire Cameras
Net Change=1,000.00							1,000.00	0.00	1,000.00	= Ending Balance =
7550-0680				REHAB - HVAC					0.00	= Beginning Balance =



The Haven of Battle Creek (46hbc)

### General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193089	24772	405.00	0.00	405.00	U=238 Baseboard heater - Pipe Replaced
Net Change=405.00							405.00	0.00	405.00	= Ending Balance =
7550-0685				REHAB - ELECTRICAL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	3/23/2022	03-2022	Realm Electric LLC (realmel60402)	P-1191119	10617	40,515.00	0.00	40,515.00	Unit Electrical Panel Rep
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	81,030.00	0.00	121,545.00	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	0.00	40,515.00	81,030.00	Rvs Electric Panels
46hbc	The Haven of Battle Cre	2/22/2022	09-2022	Viking Automatic Sprinkler Co (viking104640)	P-1222592	1025-F20313	5,672.07	0.00	86,702.07	Relocate Fire Control Panel
46hbc	The Haven of Battle Cre	11/30/2022	11-2022	Accrual Reversals	J-353707	Accruals	0.00	40,515.00	46,187.07	Rvs Electric Panels
Net Change=46,187.07							127,217.07	81,030.00	46,187.07	= Ending Balance =
7550-0980				REHAB - CONTINGENCY					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/3/2022	01-2022	Brothers Mfg (brothermfg)	P-1178160	506842	8,547.05	0.00	8,547.05	Mice Building Sweep
Net Change=8,547.05							8,547.05	0.00	8,547.05	= Ending Balance =
7550-0985				REHAB - CONST MGMT FEE					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1181974	12312021-46	11,269.24	0.00	11,269.24	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Marquette Apartment Advisors (maa)	P-1181975	12312022-cn	11,269.24	0.00	22,538.48	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Rev 12/21 Accrued CM Fee	J-337298	CB	0.00	22,200.84	337.64	Rev 12/21 CM Fee
46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accruals	J-340303	Accruals	16,874.58	0.00	17,212.22	01/22-03/22 Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1197437	46CMF1QTR	8,300.19	0.00	25,512.41	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	Marquette Apartment Advisors (maa)	P-1197440	46CMF1QTR	8,300.19	0.00	33,812.60	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	16,874.58	16,938.02	Rvs 1st Qtr Construction Mgmt Fees
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	10,721.32	0.00	27,659.34	2Q22 CM Fees
46hbc	The Haven of Battle Cre	7/31/2022	08-2022	Marquette Apartment Advisors (maa)	P-1213381	46CMF2QTR	10,721.33	0.00	38,380.67	2nd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accrual	J-350927	Accrual	17,240.13	0.00	55,620.80	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/26/2022	10-2022	Marquette Apartment Advisors (maa)	P-1230295	46CMF3QTR	8,054.45	0.00	63,675.25	3rd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	10/27/2022	10-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1230593	461022CMF	8,054.45	0.00	71,729.70	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/31/2022	10-2022	Accrual Reversal	J-354620	Accrual	0.00	17,240.13	54,489.57	Rvs 3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	12/30/2022	12-2022	Accrual	J-356737	Accrual	18,341.65	0.00	72,831.22	Construction Management Fee - 4th Qtr
Net Change=72,831.22							129,146.77	56,315.55	72,831.22	= Ending Balance =
							1,920,675.92	810,514.17		

Rent-Increase Complaint  
**Exhibit**  
**F**

	2019	2022
1 Assessments	0	0
2 Real Property Taxes	405,836	506,287
3 License Tax/Fee	276	3,376
4 Rent Board Registration Fees	0	0
5 Insurance	67,984	83,270
6 Accounting	725	15,642
7 Legal	5,010	16,142
8 Manager/Management Services	372,502	659,811
9 Security	0	18,219
10 Office Supplies	6,634	12,064
12 Normal Repairs	295,265	88,634
13 Owner-Performed Labor	0	0
14 Plumbing Maintenance	0	8,864
15 Pool Maintenance	0	2,669
16 Landscape Maintenance	0	21,610
17 Other Maintenance	39,897	67,335
18 Parking Lot/Street Maintenance	12,045	16,778
19 Gas	118,210	125,727
20 Electricity	0	56,709
21 Water	148,630	186,612
22 Sewer	10,688	0
23 Garbage & Recycling	45,946	68,679
24 Amortized Portion of Capital Expense	54,011	531,400
99 Other	0	0
25 Vandalism Repairs	0	7,096
26 Uninsured Damages	0	34,487
27 Total Operating Expenses	1,583,659	2,531,409

2019 - Expenses (Base Year)

2022 - Expenses (Current Year)

2019			Total		
EXPENSES			5000-0000	EXPENSES	
TOTAL MANAGEMENT FEES	0.00		5000-0050	MANAGEMENT FEE	
			5000-0055	MANAGEMENT FEES	81,690.81
			5000-0059	TOTAL MANAGEMENT FEES	81,690.81
600 Advertising & Marketing	15,425.36	8	5000-0100	MARKETING & ADVERTISING	
			5000-0106	INTERNET/ON-LINE ADVERTISING	50,685.41
			5000-0108	REPUTATION MGMT	2,186.11
			5000-0110	WEBSITE	9,064.63
			5000-0115	RENTING EXPENSE	5,998.62
			5000-0116	COLLATERAL MATERIALS	253.98
			5000-0117	BROKER/LOCATER FEES	80.15
			5000-0125	ADVERTISING	272.79
TOTAL MARKETING & ADVERTISING	15,425.36		5000-0128	TOTAL MARKETING & ADVERTISING	68,541.69
			5000-0129	ADMINISTRATIVE	
604 Tenant Screening	540.00	8	5000-0130	RESIDENT RETENTION	1,278.28
			5000-0132	RESIDENT REFERRAL	600.00
			5000-0140	CREDIT CHECK FEES	1,474.00
			5000-0142	ONLINE PAYMENT FEE	1,055.01
			5000-0145	MODEL UNIT EXPENSE	1,651.32
			5000-0155	RENTER'S INSURANCE EXP	15,311.74
			5000-0165	SIGNAGE	367.41
643 Postage & Delivery	0.00	10	5000-0169	POSTAGE & DELIVERY	1,410.45
637 Office Supplies & Exp	6,634.25	10	5000-0185	OFFICE EXPENSES	10,031.71
645 Legal Fees	5,010.00	7	5000-0200	LEGAL EXPENSES	16,142.00
644 Professional Fees	11,134.44	8			0.00
668 Telephone	6,429.02	8	5000-0210	TELEPHONE/COMMUNICATIONS	12,316.45
617 Cable TV	-57.32	8			0.00
646 Accounting	725.00	6	5000-0215	COMPUTER/ACCT SOFTWARE	15,641.82
			5000-0218	RENT OPTIMIZATION SOFTWARE	9,437.00
			5000-0220	TRAVEL AND ENTERTAINMENT	8,868.83
			5000-0225	STAFF TRAINING	5,818.69
			5000-0230	HIRING/EMPLOYMENT EXP	5,247.36
			5000-0235	S/D INTEREST EXPENSE	993.20
607 Bank Service Charges	880.00	8	5000-0255	BANK FEES	10,569.82
TOTAL ADMINISTRATIVE	31,295.39		5000-9999	TOTAL ADMINISTRATIVE	118,215.09
			5100-0000	OPERATING EXPENSES	
656 Snow Removal	12,044.77	18	5100-0180	LANDSCAPING	21,609.87
			5100-0190	SNOW REMOVAL	16,777.95
			5100-0195	LOCKS & KEYS	550.64
657 Outside Vendors	0.00	17	5100-1005	CONTRACT CLEANING	33,230.76
			5100-1100	JANITOR/CLEANING SUPPLIES	3,022.89
602 Automobile Exp	32.40	17	5100-1140	VEHICLE EXPENSE	96.88
658 Pest Control	25,924.30	17	5100-1160	EXTERMINATING	18,783.29
659 Garbage Removal	45,945.82	23	5100-1170	RUBBISH REMOVAL	68,679.49
660 Street Maint Serv Program	1,937.52	17	5100-1180	PARKING AREA EXPENSE	74.17
614 Security Cameras & Install	12,002.98	17	5100-1190	SECURITY	12,705.71
			5100-1192	SECURITY EQUIPMENT	5,513.62

2019 - Expenses (Base Year)

2022 - Expenses (Current Year)

2019			Total		
633 Licenses & Permits	276.00	3	5100-1230 UNIFORM RENTAL/ REPLACEMENT	743.75	17
			5100-1240 ASSOC. FEES, PERMITS & DUES	3,375.71	3
TOTAL OPERATING	98,163.79		5100-9999 TOTAL OPERATING	185,164.73	
			5200-0000 UTILITIES		
671 Gas & Electric	118,209.58	19	5200-2110 ELECTRICITY - COMMON AREA	47,784.10	20
672 Water	148,630.06	21	5200-2115 ELECTRICITY - VACANTS	8,925.03	20
648 Storm Sewer System Charge	10,688.27	22	5200-2125 GAS - COMMON AREA	125,726.53	19
670 Utilities - Other	100.00	8	5200-2140 WATER AND SEWER	186,611.52	21
TOTAL UTILITIES	277,627.91			0.00	
			5200-2500 UTILITY MGMT EXPENSE	13,532.52	8
			5200-9999 TOTAL UTILITIES	382,579.70	
654 Mtce Materials	70,170.66	12	5300-0000 MAINTENANCE		
			5300-3120 MAINTENANCE SUPPLIES	4,362.92	12
			5300-3139 ELEVATOR	4,201.56	17
			5300-3140 ELEVATOR MAINT/REPAIR	4,351.68	12
			5300-3146 HVAC SUPPLIES	4,587.90	17
			5300-3150 BOILER MAINTENANCE/REPAIR	19,340.30	12
			5300-3154 LIGHTING	2,042.82	17
Water, Filtration	536.60	12	5300-3155 ELECTRICAL MAINT/REPAIR	1,874.83	12
			5300-3160 PLUMBING MAINT/REPAIR	7,362.88	14
689 Roof	480.00	12	5300-3163 SPRINKLER SYSTEMS/REPAIRS	1,501.19	14
			5300-3165 CARPENTRY MAINT/REPAIRS	36.33	12
			5300-3170 ROOF REPAIRS/MAINTENANCE	0.00	12
			5300-3173 GARAGE DOOR REPAIRS	3,275.55	12
			5300-3175 APPLIANCE REPAIRS	1,879.60	12
			5300-3195 WINDOW REPAIRS	1,395.75	12
			5300-3200 BLIND REPAIRS	323.37	12
			5300-3223 COMMON AREA DRYWALL REPAIR	375.00	25
			5300-3250 HEALTH CLUB EXPENSE	2,668.93	15
			5300-3260 MISC MAINTENANCE EXPENSE	8,687.98	12
TOTAL MAINTENANCE	71,187.26		5300-9999 TOTAL MAINTENANCE	68,268.59	
			5400-0000 TURNOVER COSTS		
			5400-5010 CONTRACT PAINTING	19,225.00	12
			5400-5020 PAINTING SUPPLIES	6,807.79	12
			5400-5068 DRYWALL REPAIRS	6,721.25	25
			5400-5092 CONTRACT CARPET CLEANING	8,057.88	12
651 Painting & Carpet Cleaning	224,077.61	12	5400-5095 CONTRACT APT CLEANING	9,015.00	12
			5400-5100 TOTAL TURNOVER COSTS	49,826.92	
			5400-5700 PAYROLL & COMMISSIONS		
			5400-5720 PAYROLL - MGR/ACCT	71,091.27	8
			5400-5725 PAYROLL - LEASING	85,114.27	8
			5400-5730 PAYROLL - COMMISSIONS	10,209.43	8
			5400-5750 PAYROLL - MAINTENANCE	183,568.70	8
			5400-5765 PAYROLL - EMPLOYEE BONUS	15,884.90	8
616 Contract Labor	338,050.41	8	5400-5799 TOTAL PAYROLL & COMMISSIONS	365,868.57	
			5400-5805 PAYROLL BENEFITS		

2019 - Expenses (Base Year)

2022 - Expenses (Current Year)

2019			2022 - Expenses (Current Year)			
			5400-5810	WORKERS COMP INSURANCE	7,892.11	8
			5400-5820	EMPLOYER PAYROLL TAXES	20,352.09	8
			5400-5830	EMPLOYEE HEALTH BENEFITS	26,284.35	8
			5400-5841	401k COMPANY MATCHING	1,280.84	8
TOTAL PAYROLL BENEFITS	0.00	8	5400-5869	TOTAL PAYROLL BENEFITS	55,809.39	
626 Insurance	67,984.13	5	5600-0000	TAXES & INSURANCE:		
649 Real Estate Tax Expense	405,836.00	2	5600-6700	PROPERTY & LIABILITY INS	83,269.92	5
			5600-6720	REAL ESTATE TAXES	496,087.66	2
TOTAL TAXES & INSURANCE	473,820.13		5600-6757	STATE INCOME TAX	10,199.00	2
			5600-9999	TOTAL TAXES & INSURANCE	589,556.58	
			5700-1000	EXTRAORDINARY EXPENSES		
TOTAL EXTRAORDINARY EXPENSE	0.00	26	5700-1001	EXTRAORDINARY EXPENSES	34,486.84	26
			5700-9999	TOTAL EXTRAORDINARY EXPENSES	34,486.84	
TOTAL A M & O	1,529,647.86		5999-9999	TOTAL A M & O	2,000,008.91	

# EXHIBIT

3

## **Expert Report of Greg Myers**

### **Marquette Management's Noncompliance with Lead and Asbestos Safety Law at The Haven of Battle Creek, St. Paul, MN**

My name is Greg Myers. I have been asked by Housing Justice Center to analyze and render an opinion as to whether Marquette Management is complying with lead and asbestos safety laws in conducting renovation activities at The Haven of Battle Creek apartment complex in St. Paul, Minnesota ("Haven"). This is the report of my analysis and opinion.

#### **A. Background and Experience**

I have over thirty years of experience in environmental safety, specializing in lead and asbestos management and training. I am a Minnesota Department of Health Licensed Lead Risk Assessor (LR 284), a Lead Project Designer (LD 284), a Minnesota Department of Health Certified Asbestos Inspector (AI 2289), an Asbestos Management Planner (AM 2289), an Asbestos Designer (AD 2289), and a Certified Microbial Consultant. Attached as Exhibit A is my C.V.

A primary focus of my current work is conducting lead paint training services. I have developed lead training services for contractors and renovators to meet current accreditation for Federal Environmental Protection Agency (EPA) and Minnesota Department of Health (MDH) licenser requirements. I serve as an EPA accredited training provider for the Renovation, Repair, & Painting program, as well as a training provider for all of the MDH lead-based paint disciplines. I have conducted training for all the asbestos disciplines. I have developed training for on-site technicians required to conduct monitoring of asbestos-abatement projects. In addition to the trainings I conduct, I also design lead abatement and remediation plans, and design and manage asbestos-abatement projects and lead-based inspection/lead-risk assessments, all of which are developed to be consistent with current standards and legal requirements. I also investigate indoor air quality concerns and develop remedial design services for indoor air quality.

#### **B. Conclusion that Marquette Management Is Not Complying with Lead and Asbestos Safety Laws and Therefore Threatens the Health and Safety of Haven Residents**

Based on my expertise, experience, and review of the evidence, I have reached the following conclusion:

Marquette Management is engaged in extensive renovation activities at Haven that fail to comply with multiple state and federal laws designed to protect building residents and workers from exposure to lead and asbestos. The long-term dangers of exposure to lead paint and asbestos are well-established. Even low levels of lead paint exposure can have grievous effects on the health of children and adults, and exposure to airborne asbestos fibers substantially increases the risks of lung diseases that can take years to manifest themselves. Thus, Marquette Management's noncompliant renovation activity throughout the common areas and apartment units at Haven poses a real and continued risk to the health and safety of the tenants at Haven.



### C. Material Relied Upon in This Report

In addition to my expertise and experience, I have relied on the following material in reaching the conclusions in this report:

- Materials submitted by Marquette Management to St. Paul’s Department of Safety and Inspections (“DSI”) in support of its rent increase application disclosing renovation activity performed at Haven
- Marquette Management’s description of renovation activity in public statements
- A physical inspection of Haven on June 23, 2022, including most of the common areas and selected apartments, conducted at the invitation of Haven tenants
- Photographs and videos regarding renovation activities at Haven
- Conversations with tenants, tenant organizers, and Housing Justice Center regarding renovation activities at Haven
- Public databases regarding Haven property and federal lead paint renovator certification status

### D. Critical Lead and Asbestos Safety Laws Govern Marquette Management’s Renovation Work at Haven

**1. Lead Safety Law.** Pursuant to federal regulations, any pre-1978 residential or child occupied facility is required to follow the EPA Renovation, Repair, & Painting Program Rule (the “RRP Lead Rule”). *See* 15 U.S.C. §§ 2682, 2686; 40 C.F.R. § 745, subp. E. Passed in 2008, and effective in Minnesota and throughout the United States, its territories, and tribal lands, since April 22, 2010, the RRP Lead Rule creates obligations on the entities responsible for performing work on pre-1978 buildings, so that their renovation, repair, and painting activities are done in a manner that does not expose the occupants of the buildings to toxic lead dust—a known health threat.

The RRP Lead Rule governs residential “renovations,” defined broadly to mean “modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces,” provided that the work disturbs more than six square feet per room of interior painted surfaces or (regardless of size) involves performing window replacements or demolition of painted surface areas, 40 C.F.R. § 745.83, and the building is “target housing,” which generally means housing built prior to 1978, 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. No firm, **including property management companies**, “may perform, offer, or claim to perform” regulated renovations without certification from the EPA in residential or child-occupied facilities. 40 C.F.R. § 745.81(a)(2)(ii); <https://www.epa.gov/newsreleases/epa-affirms-building-managers-responsible-lead-based-paint-safety-requirements-when>.

If the subject building was constructed before 1978, there is a legal presumption under the RRP Lead Rule that its painted surfaces and materials contain lead. 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. In order to remove that presumption, extensive lead testing throughout the building must be performed by a certified lead assessor or a Certified Renovator using required methods. *See* 40 C.F.R. § 745.82(a); 24 C.F.R. § 35.86 (definitions for “lead-based paint free housing”).

Thus, any property management company or contractor who conducts renovation at a building constructed before 1978, and who does not have extensive testing data showing that the painted surfaces in the building are lead-safe, must fully comply with the RRP Lead Rule, including the requirements to: (1) have at least one trained “Certified Renovator” performing or directing the work, 40 C.F.R. §§ 745.81(a)(3), 745.89(d)(2), 745.90(a); (2) ensure that renovation workers are trained in a number of Lead Safe Work Practices, §§ 745.81(a)(3), 745.89(d)(1); (3) follow safe work-practice requirements before, during, and after the renovation, §§ 745.85, 745.89(d)(3); (4) provide notice to all tenants in the vicinity of the work area, §§ 745.84(a)-(b), 745.85(a)(1), 745.89(d)(3)-(4); and (5) document compliance with the safe work practice requirements, §§ 745.86(b)(6), 745.89(d)(5).

**2. Asbestos Safety Law.** As with lead safety, there are federal and state regulations that govern maintenance, renovation, or other work that may impact or disturb materials containing asbestos at residential properties such as Haven. The EPA has passed regulations governing all work where asbestos is or may be present. 40 C.F.R. §§ 61.141-.145. In addition, the federal Occupational Safety and Health Administration (OSHA) has regulations establishing standards for demolition and renovation where asbestos is or may be present. 29 C.F.R. § 1926.1101 (“OSHA Asbestos Rule”). The Minnesota Department of Health also has established its own statutes and rules related to asbestos abatement. Minn. Stat. §§ 326.70-.81; Minn. R. 4620.3000-.3724 (“Asbestos Abatement Rules”). And the Minnesota Occupational Safety and Health Administration has passed rules that govern work where asbestos may be present which reference and incorporate federal OSHA regulations, including the OSHA Asbestos Rule. Minn. R. 5205.0660, 5207.0035.

The OSHA Asbestos Rule is the broadest in scope and reach. *See* 29 C.F.R. § 1926.1101. This Rule places the affirmative burden on employers and building owners engaging in renovation to ensure that building occupants and workers are not exposed to asbestos above prescribed limits when performing work that may impact asbestos-containing materials. § 1926.1101(c)-(d), (k). The definition of “building owner” covers property management companies because they are “the legal entity . . . which exercises control over management and record keeping functions relating to a building and/or facility in which activities covered by this standard take place.” § 1926.1101(b). “Renovation” is broadly defined as “the modifying of any existing structure, or portion thereof.” § 1926.1101(b). Under the OSHA Asbestos Rule, before commencing any renovation, a building owner is required to identify any asbestos-containing or presumed asbestos-containing materials (PACM), regardless of the age of the property. § 1926(k)(1)-(2). It is well-known by those in the industry that asbestos can be found in a variety of building materials, including dry wall, popcorn ceilings, and mastic adhesives. Certain materials, including thermal system insulation, surfacing material, asphalt, and vinyl flooring are presumed to be asbestos containing if found in buildings constructed prior to 1981. § 1926.1101(b) (defining “presumed asbestos containing material”), (k)(1)(i) (vinyl flooring is also presumed asbestos-containing material); Minn. R. 5207.0035. In order to rebut the presumption that such material contains asbestos, the building owner must conduct testing using specified testing requirements. 29 C.F.R. § 1926.1101(k)(5).

When asbestos containing or presumed asbestos containing material is present in a building, prior to renovation, the OSHA Asbestos Rule sets forth a number of safety requirements for building owners and employers/contractors to (1) notify in writing or by personal communication all “[t]enants who will occupy areas containing such material,” 29 C.F.R. § 1926.1101(k)(2)(ii)(D); (2) specify engineering controls that should be utilized to minimize exposure, § 1926.1101(g); (3) specify required work practices (including isolation and containment of the work area and maintaining the proper ventilation systems) during demolition and renovation, § 1926.1101(g); (4) require worker training regarding the risks of asbestos and best practices to contain asbestos and minimize exposure, § 1926.1101(k)(9); (5) specify respiratory protection needed for working with asbestos, § 1926.1101(h); (6) establish requirements for the disposal of asbestos waste, § 1926.1101(g), (l); and (7) maintain records of notification, training, asbestos exposure testing, PACM rebuttal testing, § 1926.1101(k)(5), (n)(2), (n)(4)-(6).

Further, Minnesota’s Asbestos Abatement Rules require owners and property managers of buildings to contract with asbestos abatement contractors when conducting asbestos-related work. Minn. Stat. § 326.76. In multifamily residences, asbestos-related work includes interior or exterior renovations or repairs in excess of six square feet or ten linear feet that disturbs friable asbestos-containing material. Minn. Stat. § 326.71, subd. 4; Minn. R. 4620.3100, supb. 31. Anyone performing asbestos-related work is required to (1) install barriers to ensure asbestos containment; (2) establish a decontamination unit; (3) have a ventilation system equipped with a HEPA-filter; and (4) safely encapsulate and remove asbestos containing material. Minn. R. §§ 4620.3567-3572.

## **E. Marquette Management’s Renovation Activity at Haven Violates Lead and Asbestos Safety Laws**

Based on the foregoing legal requirements, I conclude that Marquette Management is comprehensively violating lead and asbestos safety law with its renovation at Haven. The analysis below explains why (1) Marquette Management is an entity subject to lead and asbestos safety laws; (2) Haven is legally presumed to contain lead paint and asbestos throughout the property; (3) Marquette Management has engaged in extensive renovation activities that require compliance with lead and asbestos safety laws; and (4) Marquette Management’s extensive renovations violate lead and asbestos safety law. For purposes of the analysis in this Report, I focus on the RRP Lead Rule and OSHA Asbestos Rule given their wide breadth and scope, but reserve to the right to supplement my analysis in the future with respect to other safety rules.

### **1. Marquette Management Is Subject to Lead and Asbestos Safety Laws**

Marquette Management is subject to both the RRP Lead Rule and OSHA Asbestos Rule because of its role in managing the renovation activities at Haven. In its cover email to its January 24, 2023, submission to DSI, Marquette Management represented that “[o]ver the past 21 months, ownership with **Marquette Management, Inc. handling the day-to-day property management services and oversight of the capital improvements business plan**, has invested nearly \$2.8 million in improvements.” (Exhibit B) Thus, Marquette Management is admitting responsibility for “oversight” of the extensive renovation “improvements” at Haven and is

directly subject to the RRP Lead Rule and the OSHA Asbestos Rule. As the EPA has recently stated: “[P]roperty management companies (PMCs) that perform, offer, or claim to perform regulated renovations in pre-1978 housing or child-occupied facilities are required to obtain certification from the EPA and ensure that renovations in the homes they manage are performed by certified firms and employees trained to use lead-safe work practices. . . . [The] EPA plans to hold both the PMCs and the contractors they hire responsible for compliance if the circumstances indicate that both entities performed or offered to perform renovations for compensation in target housing or child-occupied facilities.” <https://www.epa.gov/newsreleases/epa-affirms-building-managers-responsible-lead-based-paint-safety-requirements-when>. Likewise, the OSHA Asbestos Rule applies to Marquette Management as the “building owner” “which exercises control over management and record keeping functions relating to a building and/or facility in which activities covered by this standard take place.” § 1926.1101(b). And the OSHA Asbestos Rule applies to Marquette Management and its main renovation vendor DOCI Companies as the “employers” which act as “contractor[s] and subcontractor[s]” for the renovation and maintenance activities at Haven. § 1926.32(k); Minn. R. 5205.0660, 5207.0035. Finally, Minnesota's Asbestos Abatement Rules apply to Marquette Management as a “contracting entity” “intending to have asbestos-related work . . . performed for its benefit.” Minn. Stat. § 326.76.

## **2. Haven Was Built in 1976 and Is Presumed to Contain Lead Paint and Asbestos**

Ramsey County property records and Minnesota Department of Revenue records state that Haven was constructed in 1976. <https://maps.co.ramsey.mn.us/MapRamsey/> [search “200 Winthrop Street South”]; [https://www.mndor.state.mn.us/ecrv\\_search/app/openPublicEcrvView?ecrvId=1250207&countyFinal=true&title=View+Summary+for+Completed+eCRV+ID+1250207](https://www.mndor.state.mn.us/ecrv_search/app/openPublicEcrvView?ecrvId=1250207&countyFinal=true&title=View+Summary+for+Completed+eCRV+ID+1250207). A press release announcing the purchase also identifies Haven’s construction date as 1976. <https://www.us.jll.com/en/newsroom/sale-of-phenix-apartments-in-battle-creek>.

Given that Haven is a pre-1978 building, there is a legal presumption under the RRP Lead Rule that its painted surfaces and materials contain lead. 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. To rebut that presumption, Marquette Management must conduct extensive lead testing showing negative results on affected components throughout the building performed by a certified lead assessor or Certified Renovator. *See* 40 C.F.R. §§ 745.82, 745.86(b)(1); 24 C.F.R. § 35.86 (definitions for “lead-based paint free housing”).

Given that Haven is a pre-1981 building, there is a legal presumption under the OSHA Asbestos Rule that all of its thermal system insulation, surfacing material, and vinyl flooring are “presumed asbestos containing material.” 29 C.F.R. § 1926.1101(b) (defining “presumed asbestos containing material”), (k)(1) (“vinyl flooring” is presumed asbestos containing material); Minn. R. 5207.0035. To rebut that presumption, the building owner must conduct testing using specified testing requirements. 29 C.F.R. § 1926.1101(k)(5). Common examples of asbestos containing and presumed asbestos containing materials in residential dwellings like Haven include sheet vinyl, textured ceiling spray (i.e., popcorn ceilings), certain drywall materials, and mastic adhesive.

I understand counsel at Housing Justice Center requested all the inspection and testing reports for lead-based paint and asbestos for Haven from Marquette Management on August 1, 2022. Marquette Management failed to produce any records showing that it, or its predecessors, had conducted the required testing at Haven for lead or asbestos.

Accordingly, my analysis is governed by the un rebutted legal presumption that lead paint and asbestos is present throughout Haven.

### **3. Marquette Management Has Engaged in Extensive Renovation that Requires Compliance with Lead and Asbestos Laws**

The evidence shows that Marquette Management has engaged in, and continues to engage in, wide-ranging renovation activity at Haven that requires compliance with the RRP Lead Rule and the OSHA Asbestos Rule.

Recall that the definition of “renovation” in the RRP Lead Rule and the OSHA Asbestos Rule broadly covers the “modification of any existing structure, or portion thereof,” in particular:

- “Renovation” under RRP Lead Rule: “modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces,” provided that the work disturbs more than 6 square feet of painted surface per room for interior activities or more than 20 square feet of painted surface for exterior activities or (regardless of size) involves performing window replacements or demolition of painted surface areas. 40 C.F.R. § 745.83 (definitions of “renovation” and “minor repair and maintenance activities”). Renovation expressly includes “[t]he removal, modification or repair of painted surfaces or painted components (e.g., modification of painted doors, surface restoration, window repair, surface preparation activity (such as sanding, scraping, or other such activities that may generate paint dust)); the removal of building components (e.g., walls, ceilings, plumbing, windows); weatherization projects (e.g., cutting holes in painted surfaces to install blown-in insulation or to gain access to attics, planing thresholds to install weather-stripping), and interim controls that disturb painted surfaces.” 40 C.F.R. § 745.83 (definition of “renovation”).
- “Renovation” under OSHA Asbestos Rule: “the modifying of any existing structure, or portion thereof.” 29 C.F.R. § 1926.1101(b).

What follows are several categories of mutually reinforcing evidence that Marquette Management is engaged in renovation activity at Haven that modifies existing structures, or portions thereof, thereby triggering the RRP Lead Rule and OSHA Asbestos Rule.

**Detailed Disclosure of Renovation Activity in Marquette Management’s Recent Rent Increase Application.** In its recent rent increase application to the DSI, Marquette Management included detailed summaries of its completed 2021 and 2022 Capital Improvements and planned 2023 and 2024 Capital Improvements, reproduced below. (Exhibit C, at p. 3, 5.) These summaries show the extensive nature of renovation activities at Haven since Marquette

Management has taken over the property in 2021. Renovation activities in 2021-2022 include widespread replacement and modification of existing structures throughout the common areas at Haven—including **full “upgrades” to centrally located pool, fitness center, and package room totaling \$611,284**, as well as hallway painting and door handle replacement, common area door replacements, exterior painting, siding repair, repair due to water damage, and balcony repairs. Renovation activities in 2021-2022 also include widespread replacement and modification of existing structures throughout numerous individual units, including **40 “full” “unit renovations” totaling \$735,898**, as well as 49 carpet and wood flooring replacements, 216 electrical panel replacements, and 12 patio door replacements. It also anticipates 104 “full” “unit renovations” in 2023-2024—almost half of the units at Haven.

These extensive comprehensive renovation and demolition activities in a 1976 building are exactly the type of conduct regulated by the RRP Lead Rule and OSHA Asbestos Rule, and are exactly the type of conduct that creates the greatest risk of exposing occupants to hazardous lead and asbestos particles.

## Completed 2021-2022 Capital Improvements

Units Impacted	Notes
25	Carpet Replacement
22	Wood Flooring Replacement
2	Appliance Replacement
1	Appliance Replacement
2	Appliance Replacement
12	Blinds Replacement
4	Bathroom Fixtures
31	Tub/Shower Resurface and/or Replacement
11	A/C Wall Unit Replacement
1	Door Replacement
2	Patio Door Replacements
1	Window Replacement
216	Pool Equipment
216	Boiler Motor Replacement
216	Heat Exchanger and Pipe Replacement
216	Exterminating
2	Wood Flooring Replacement
40	Unit Renovations (Full)
10	Patio Door Replacements
216	Tuckpointing / Siding Repairs
216	Roof Repairs
216	Exterior Painting
216	Hallway Painting and Door Hardware
216	Trash Chute Door Replacements
216	Security Improvements
216	Landscaping Improvements
216	Concrete Replacement
216	Garage Re-Striping
216	Model Furnishings
216	Garage Door Replacements
216	Garage Maintenance
216	Signage
0	
216	Pool / Fitness Center / Package Room Upgrades
216	Office Supplies and Management Services
216	Common Area Door Replacements
216	Balcony Repairs
216	Sprinkler Head Replacement
216	Camera Rewiring
216	Underground Storage Tank Removal
1	Baseboard Heater Partial Replacement
216	Electrical Panel Replacement
216	Exterminating
216	Management Services

## Planned 2023-2024 Capital Improvements

Units Impacted	Notes
20	Carpet Replacement
11	Wood Flooring Replacement
2	Appliance Replacement
10	Appliance Replacement
8	Appliance Replacement
8	Appliance Replacement
24	Blinds Replacement
26	Tub/Shower Resurface and/or Replacement
24	A/C Wall Unit Replacement
216	Trash Chute Door Replacements
216	Addition of 2 Dog Waste Stations
216	Hot Water Tank Heat Exchanger Replacement
5	Baseboard Heater Replacement
104	Unit Renovations (Full)
30	Patio Door Replacements
216	Exterior Lighting Upgrades
216	Hallway Ventilation Repairs and Painting
216	Landscaping Improvements
216	Concrete Repairs
114	Asphalt Repairs (215 Building)
216	Network Boards / Directory System Replacement
216	Garage Exhaust Repairs
216	Elevator Cab Improvements
2	Window Replacement
216	Galvanized Pipe Replacements
216	Exterior Garage Cameras Installation
216	Boiler Replacement
216	Management Services

**Marquette Management’s Scope of Renovation Summary.** On August 11, 2022, counsel for Marquette Management provided Housing Justice Center the following one-page document summarizing the extensive scope of interior demolition and renovation for Haven—most of which fall within renovation activities regulated by the RRP Lead Rule and the OSHA Asbestos Rule:

**The Haven of Battle Creek classic to full interior renovation scope.**

**Demo:**

- Remove - Counters, cabinets, mirrors in the bathrooms, blinds, and door hardware.
- Remove all slab doors and sliding doors/Bi fold doors
- Remove appliances
- Remove toilet for floor install.
- Dispose of all demoed items to the dumpster outside provided by the property.

**Install:**

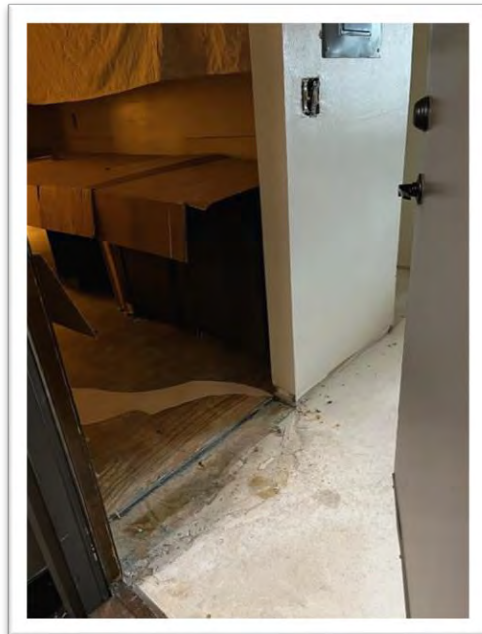
- Paint – Ceilings, walls, doors, and trim.
- Provide and install cabinets and black cabinet pulls.
- Install – Laminate counter (sink will be provided) in the kitchen and cultured marble vanity in bathrooms with sink (White)
- Install appliances
- Install slab doors and sliding doors/bi fold doors
- Install –bath accessories, update light fixture, update digital thermostat, USB outlet, blinds, and door hardware.
- Install – framed mirrors
- Reinstall toilet after floor install.
- Install flooring and carpet (Carpet color Shaw Spellbound Pz040 Flannel Gray 713
- 1<sup>st</sup> floors Faux wood vinyl trough out carpet in bedrooms only
- 2<sup>nd</sup> floors faux wood vinyl kitchen bathrooms, dining area and entry rest carpet.
- 3<sup>rd</sup> floor floors faux wood vinyl kitchen bathrooms, dining area and entry rest carpet.

**Marquette Management’s Public Advertisements Regarding Renovation at Haven,** Marquette Management promotes Haven on its own website as “undergoing extensive renovations” that “will feature updates to the leasing office, fitness center, large indoor pool, package room,” and “offer select homes with granite countertops, stainless steel appliances, espresso colored cabinetry, wood style flooring and spacious closets.” <https://www.havenofbattlecreek.com/>. Further, as shown in the photographs below of advertisements in the Haven lobby at the 200 Winthrop Street entrance, Marquette Management admits that it is engaged in renovation activities creating a “brand new renovation style” that includes “renovated 1, 2 & 3 bedroom layouts,” “wood plank flooring,” “slate appliance package,” “oversized closets,” “large sliding glass patio doors,” a new “year-round pool,” “renovated 24 hour fitness center,” and a “redesigned clubhouse.”





**Photograph of Haven apartment unit undergoing renovation.** I also reviewed a photo that I understand was taken by a tenant organizer showing active renovation in a Haven unit on or about June 15, 2022:

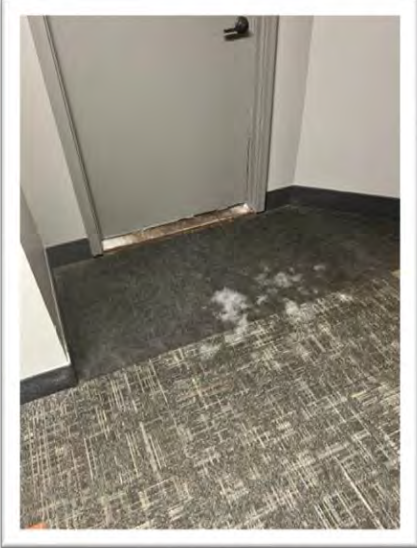
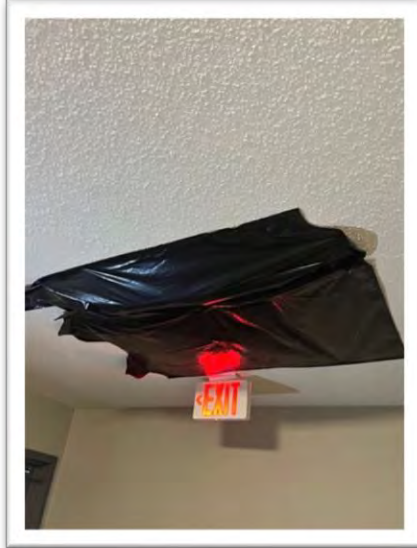
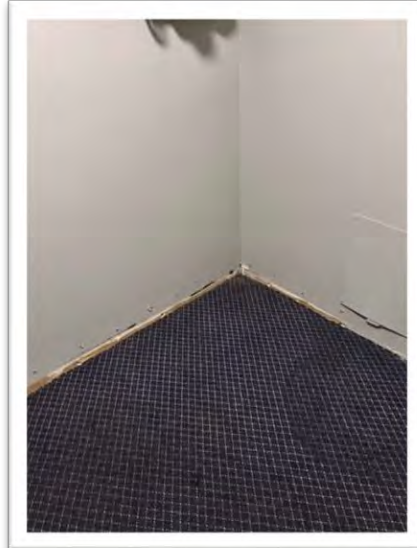
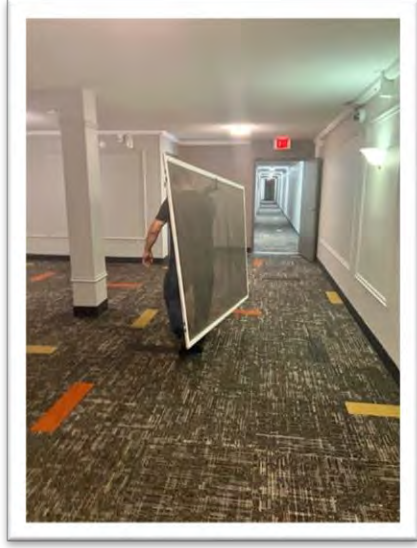
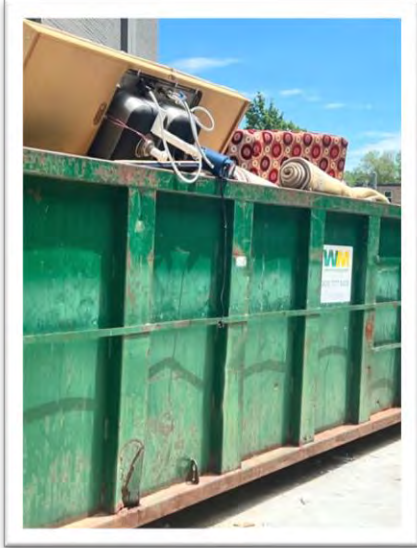


Even this limited snapshot of in-unit renovation confirms that the renovation activity at Haven was of the kind that triggers the RRP Lead Rule and the OSHA Asbestos Rule: Sheet vinyl has been removed from the floor of the closet—sheet vinyl being a presumed asbestos containing material. Painted baseboards have been removed, thereby disturbing presumed lead-based paint on the baseboards and the walls to which they are attached. A threshold has been removed, thereby disturbing presumed lead-based paint on the threshold and potentially presumed asbestos containing material underneath it.

**Inspection of renovation activity at Haven in June 2022.** During my tour of Haven on June 23, 2022, I was able to inspect most common areas and selected apartments at the invitation of tenants, and witnessed considerable evidence of renovation activity including:

- visible drywall dust and pieces of wood and insulation by unit entry doors in multiple locations, evidencing active renovation within the units
- an unmasked construction worker walking through the hallway carrying a renovation item
- floorboards removed from hallway walls, with painted hallway surfaces disturbed in excess of six square feet
- demolition debris overflowing in open construction dumpster contaminated with presumed lead-based paint or asbestos containing material
- a suspect asbestos containing sink deadener in the open construction dumpster
- multiple areas where popcorn ceiling texture spray, a presumed asbestos containing material, had been disturbed
- repaired painted surfaces within dwelling units that had non-emergency water damage exceeding six square feet
- recent renovation of pool area and exercise room

**Other photographs of renovation activities at Haven.** Housing Justice Center also took photographs of renovation activities at Haven during and after my on-site visit, several included here and in the discussion of DOCI Companies renovation activities below. The following photos show an open construction dumpster at Haven with demolition material, including a sink with suspect asbestos containing liner; a renovation worker carrying a screen through a recently renovated common area; a repair being made to a popcorn ceiling spray containing presumed asbestos containing material; a stairwell wall with baseboard removed; wood chips and bent hardware on the floor of a Haven elevator; drywall dust on floor outside apartment being renovated.



#### 4. Marquette Management’s Renovation Has Failed to Comply with Lead and Asbestos Safety Law

There is no evidence that Marquette Management has complied with lead and asbestos safety law over the two years that it has been engaged in extensive renovation activity at Haven. Just the opposite, Marquette Management appears to have comprehensively violated those laws.

**Lead Safety Law.** First, there is no evidence that Marquette Management has obtained the proper licensing and certification to perform renovation work under the RRP Lead Rule.

On August 1, 2022, Housing Justice Center requested all records relating to licensing and certification related to renovation activity. In response, Marquette Management produced records related to pest extermination licensure, but failed to provide any records that demonstrated Marquette Management or its construction personnel had the proper licensing and certification to perform renovation work under the RRP Lead Rule.

I have also checked all available EPA renovator certification databases and have found no record that Marquette Management is an RRP Certified Renovation Firm. Nor is there any record that the company Marquette Management appears to have contracted with to perform renovation at Haven—DOCI Companies—is an RRP Certified Renovation Firm.

With respect to DOCI, Marquette Management’s submissions to DSI detailing its 2021 and 2022 capital improvements show that it largely relied on DOCI to perform the renovation labor at Haven—all of which DOCI conducted without required RRP certification (or asbestos certification and licensure). (Exhibit D.) For example, as shown in the two sets of general ledger entries below, DOCI performed tens of thousands of dollars of renovation labor on May 27, 2022 and October 3, 2022 (Exhibit D, at p. 11, 16):

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202214	22416	13,705.00	0.00	258,559.22	U=332-200 U =332-200: Labor
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202214	22416	1,143.42	0.00	259,702.64	U=332-200 U =332-200: Labor: Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202215	22417	10,676.89	0.00	270,379.53	U=109-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202215	22417	10,771.39	0.00	281,150.92	U=309-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202216	22418	13,705.55	0.00	294,856.47	U=216-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Dod Inc (doc)	P-1202216	22418	848.17	0.00	295,704.64	U=216-200 :rehab install- Cont
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	550.50	0.00	296,255.14	U=436-215 U =436-215:436-215: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	482.50	0.00	296,737.64	U=332-200 U =332-200:332-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	198.00	0.00	296,935.64	U=109-200 U =109-200:109-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	233.00	0.00	297,168.64	U=309-200 U =309-200:309-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Dod Inc (doc)	P-1202222	22427	148.50	0.00	297,317.14	U=216-200 U =216-200:216-200: Add Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226718	23112	7,753.16	0.00	455,020.64	U=353-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	507.00	0.00	455,527.64	U=322-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	775.00	0.00	456,302.64	U=322-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226720	23114	6,695.45	0.00	462,998.09	U=322-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	507.00	0.00	463,505.09	U=469-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	775.00	0.00	464,280.09	U=469-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226721	23115	6,695.45	0.00	470,975.54	U=469-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	930.00	0.00	471,905.54	U=204-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	775.00	0.00	472,680.54	U=204-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226898	23111	10,095.96	0.00	482,776.50	U=204-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	930.00	0.00	483,706.50	U=304-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	775.00	0.00	484,481.50	U=304-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Dod Inc (doc)	P-1226899	23113	10,095.96	0.00	494,577.46	U=304-200 :Labor

Below are photographs taken by Housing Justice Center on September 9, 2022 showing a DOCI van at the Haven property, new fixtures recently unloaded from the DOCI van inside Haven, and several workers associated with DOCI moving the new fixtures into a storage room at Haven:



Second, there is no evidence that Marquette Management or DOCI followed any of the Lead Safe Work Practices under the RRP Lead Rule, or that it had properly notified Haven tenants or properly trained workers ahead of renovation. My own inspection of the site in June shows that Marquette Management was not complying with any Lead Safe Work Practices. Thus, Marquette Management failed to follow these and other Lead Safe Work Practices:

- protect occupants by posting signs warning occupants to stay outside the work area;
- isolate the work area so that no dust or debris leaves the work area while the work is being performed;
- remove all furniture, rugs, and window coverings, or covering them all with plastic sheeting with the seams taped;
- close and/or cover all HVAC ducts, windows, and doors;
- cover the floor surface, including carpet, with taped-down plastic sheeting in the work area and at least 6 feet beyond the perimeter where the work is being performed;
- not use power tools unless they are equipped with a HEPA vacuum attachment to collect dust and debris;
- clean the work area using specific practices identified in the regulations;
- have a Certified Renovator perform a visual inspection after cleaning to verify whether dust, debris, or residue is still present; and
- ensure waste is removed and disposed of in a manner that prevents the release of dust and debris.

Finally, the RRP Lead Rule requires Marquette Management and its renovation vendors to keep all documentation for each project for a period of three years following the completion of the renovation. 40 C.F.R. § 745.86. Creating and retaining documentation of work covered by the RRP Lead Rule is important because the harms of lead exposure may not appear immediately. The required documentation must include proof that:

- at least one Certified Renovator is assigned to the project;
- the company performing the work is a certified firm, including any sub-contractors;
- all staff doing work from the same company must have Lead Safe Work Practices training signed off by a Certified Renovator for that company;
- Lead Safe Work Practices were followed; and
- the project was properly cleaned upon completion.

On August 1, 2022, Housing Justice Center requested written confirmation that Marquette Management had retained all compliance documentation required by lead-based paint laws. Marquette Management produced no such confirmation and no documentation that it complied with any of the above mandates, thus showing comprehensive violation of the RRP Lead Rule.

**Asbestos Safety Law.** There are also clear violations of asbestos safety law by Marquette Management at Haven.

Marquette Management has produced no evidence that it, or the construction companies contracted to perform renovation at Haven, have complied with the OSHA Asbestos Rule or the Minnesota Asbestos Abatement Rules, and my own inspection of Haven in June shows that Marquette Management has not complied with these mandatory practices. For one, DOCI, whom Marquette Management relied on to perform a substantial amount of renovation labor at Haven (see Exhibit D), appears to have performed its work without the required asbestos certification, licensure, and training. Minn. Stat. §§ 326.72-.73; 29 C.F.R. § 1926.1101(k)(9). In addition,

there is no evidence that Marquette Management or its contractors installed the necessary work barriers, used a HEPA-filter equipped ventilation system, or properly contained and disposed of asbestos-containing materials. 29 C.F.R. § 1926.1101(g), (h), (l); Minn. R. §§ 4620.3567-.3572.

Moreover, employers are required to keep records of their asbestos exposure measurements for 30 years. 29 C.F.R. § 1926.1101(n)(2); *see also* Minn. R. 4620.3440. Property managers and owners are required to keep records of mandated asbestos notifications to building occupants indefinitely, § 1926.1101(n)(6), in addition to any documentation that may demonstrate presumed asbestos containing material is not asbestos containing, § 1926.1101(n)(5).

On August 1, 2022, Housing Justice Center requested written confirmation that Marquette Management had retained all compliance documentation required by asbestos safety laws. Again, Marquette Management provided no such confirmation and produced no documentation showing compliance with asbestos safety laws.

Under Minn. Stat. § 358.116, I declare under penalty of perjury that everything I have stated in this report is true and correct to the best of my knowledge.

Signed in Kanabec County, Minnesota  
February 28, 2023

*s/Greg Myers*

Greg Myers

# MYERS REPORT EXHIBIT A



# **Midwest Environmental Consulting, L.L.C.**

## **GREG A. MYERS**

### **DIRECTOR, ENVIRONMENTAL SERVICES SPECIALIZING IN LEAD AND ASBESTOS MANAGEMENT/TRAINING**

Mr. Myers has over twenty five years experience in environmental service delivery. He developed some of the earlier training for on-site technicians required to conduct monitoring of asbestos abatement projects. He has developed lead training services to meet current accreditation for EPA and Minnesota Department of Health licensure requirements. He also serves as training manager and one of the lead instructors. He developed and established a regional environmental service center in southern Minnesota before becoming an operations manager responsible for quality control and expansion service for eight regional profit centers. Mr. Myers was also responsible for the developing and expanding of lead risk assessment services for construction and residential contamination. His strongest skills lie in developing services that reflect current standards, implementing them into present-day practices, designing and managing asbestos abatement projects, designing lead assessment and remediation plans, investigating and developing remediation plans for indoor-air-quality concerns, project management for microbial contamination remediation, and delivering training.

#### **PROFESSIONAL EXPERIENCE**

- **Director/ Owner, Environmental Services, Midwest Environmental Consulting.** Responsible for training management, training instruction, market development, project design, contract negotiation, administration and maintaining a financial profit center. Develop risk assessments for asbestos, indoor-air-quality, and lead, including remedial design and developing lead and OSHA-certified training programs and presentations, including MDH Lead Abatement Training for Supervisors Workers (initial and refresher courses), Lead Inspector, Lead Risk Assessor (initial and refresher courses), Lead Planner/Project Designer (initial and refresher classes) and EPA Lead Renovation, Repair & Painting/Certified Renovator (Initial & Refresher) and EPA Dust Sampling Technician . Conduct investigations of indoor-air-quality and remediation design in commercial, public and private properties. Mr. Myers has conducted lead inspections and risk assessments for single family dwellings, some of the largest school districts in Minnesota and Wisconsin and for industrial, office and warehouse complexes. Mr. Myers helped develop an Operation and Maintenance Plan for the IDS Tower and for multiple school districts. Mr. Myers has designed lead hazard reduction projects for single family dwellings to industrial clean up projects. Communicate with analytical service delivery systems in formulating data results. Provide information that will give occupants and workers guidance regarding occupational exposure and remedial safeguards. Training Manager June 1995 - present.

- **Instructor, Mayhew Environmental Training Associates (META).** Provide EPA- and Minnesota-approved training for asbestos-related courses, including Asbestos Supervisor, Worker, Inspector/Management Planner and Project Designer (Initial and Refresher courses). 1995 - 2001.
- **Instructor, Midwest Center for Occupational Health and Safety.** Taught "Lead Inspector Training and Lead Abatement Supervisor and Contractor Training" course to sampling technicians, workers, contractors, and other environmental professionals. 1994-1996.
- **Instructor, Aerostat Environmental Training Services.** Provide training segments for Asbestos Project Designer and Asbestos Supervisor Training.
- **Director Lead/Construction, Institute for Environmental Assessment.** Develop service delivery for lead remediation, lead-based paint inspections and risk assessments, training program for state licenser for Lead Abatement Supervisor, Contractor, project design for lead-related work practices, and training of workers. October 1994 - June 1995.
- **Vice President of Operations, Institute for Environmental Assessment.** Supervise and coordinate activities of eight regional offices and respond to directives of the corporation. Responsible for the performance of regional office managers and staff, quality control, review of financial planning and project development. Train new staff and assist corporate office with training of EPA- and Minnesota-approved courses. September 1991 - October 1994.
- **Director, Mankato Regional Office, Institute for Environmental Assessment.** Market services to southern Minnesota. Develop and maintain a profit center. Supervise and coordinate activities and staff within the regional office. Develop and manage asbestos abatement projects. Establish new services to meet the needs of clients. Provide training for EPA certified asbestos programs. October 1989 - September 1991.
- **Implementation Director of Field Services, Institute of Environmental Assessment.** Responsible for coordination of asbestos abatement projects, equipment, training of staff, quality control, monitoring of projects, inspections and project development. October 1987 - October 1989.
- **Police Officer, 1976 - 1987, Jordan, Minnesota.** Responsible for crime prevention, patrol activities, criminal investigations, community outreach.

## EDUCATION

- Associate of Arts Degree (Law Enforcement), Alexandria Technical College, 1976.

## SPECIALIZED TRAINING

- "Certified Microbial Consultant," American IAQ Council, Phoenix, AZ, November 2002
- "Lead Project Designer," Midwest Environmental Consulting, L.L.C., Cambridge, MN, May 2001
- "Train the Trainer," Lead Sampling Technician, HUD, Chicago, IL, September, 2000.
- "Lead Risk Assessment," Midwest Center for Occupational Health and Safety, St. Paul, MN, April 1997.
- "Train the Trainer," META, Lawrence, KS, January 1997.
- "Nebraska Laws and Rules Governing Asbestos Project Course," META, Lawrence, KS, January 1997.
- "Texas Law and Regulations (Asbestos) -- Three-Hour Annual Course," META, Lawrence, KS, January 1997.
- "Louisiana Asbestos Regulations," META, Lawrence, KS, January 1997.
- "Missouri State Asbestos Exam for Supervisors," META, Lawrence, KS, January 1997.
- "Train the Trainer: A Guide to Voluntary Compliance in Safety and Health (OSHA 501)," Great Lake OSHA Training Consortium, St. Paul, MN, September 1996.
- "Lead Abatement Supervisor/Contractor," Midwest Center for Occupational Health and Safety, St. Paul, MN, February 1994.
- "Lead Inspector Training," Midwest Center for Occupational Health and Safety, St. Paul, MN, February 1994.
- "Asbestos Abatement Contractor/Supervisor Training," Aerostat, Duluth, MN, September 1989.
- "Asbestos Project Design," Aerostat, Superior, WI, September 1989.
- "NIOSH 582 Training," Midwest Center for Occupational Health and Safety, St. Paul, MN, January 1989.

- "Asbestos Inspector/Management Planner," Tuft's University, Boston, MA, January 1988.
- Train the Trainer: Alexandria Area Technical College, Alexandria, MN, Use and Application of the PR-24 Police Baton, 1977
- "Strategies for Conducting Meaningful Microbial IAQ Investigations," American Indoor Air Quality Council, Phoenix, AZ, 2001
- "Mold and Healthy Home Training Course," Hometest, Minneapolis, MN, 2001
- Refresher training courses are taken annually to remain current on applicable courses.

### **PROFESSIONAL AFFILIATIONS**

National Institute of Building Science  
Lead Directive Advisory Committee  
American IAQ Council  
The Lead and Environmental Hazards Association

# MYERS REPORT

## EXHIBIT B

## Ferkinhoff, Lynne (CI-StPaul)

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**From:** Cheron Eich <CEich@marqnet.com>  
**Sent:** Tuesday, January 24, 2023 11:59 AM  
**To:** Rent-Stabilization (CI-StPaul)  
**Cc:** Cheron Eich  
**Subject:** RE: Exception Request for Rent Increase Received - Action Required - Property Address: 200 Winthrop St. S., St. Paul, MN

**Attachments:** Landlord MNOI - Cap Improvement Worksheet 2023 - Final.pdf; Landlord MNOI - Cap Improvement Worksheet 2023.xlsx; Page 6 - VIII - Income and Operating Expense.pdf; Page 7 - IX - Operating Expenses.pdf; Page 11 - XII - Interest Allowance.pdf; Page 14 - XV - Planned Capital Improvements.pdf; Page 15 - XVI - Net Operating Income.pdf; Supplemental - Capital - Current Year - Detail.pdf; Supplemental - Capital - Prior Year - Detail.pdf; Supplemental - Capital - Prior Year - Summary.pdf; Supplemental - Financials - Base Year.pdf; Supplemental - Financials - Current Year.pdf; Supplemental - Rent Roll - Base Year.pdf; Supplemental - Rent Roll - Current Year.pdf

Please see attached for The Haven of Battle Creek's submission of the Landlord Worksheet for a Rent Increase using Fair Return Standard utilizing the Maintenance of Net Operating Income (MNOI).

The current ownership group (G&I X Phoenix Apartments, LLC) purchased the property (previously known as Phoenix Apartments) on May 17, 2021. Over the past 21 months, ownership with Marquette Management, Inc. handling the day-to-day property management services and oversight of the capital improvements business plan, has invested nearly \$2.8 million in improvements to the property to bring the significantly under-managed and under-maintained property up to the institutional standard expected of both the ownership group and management company.

The rent control ordinance has severely impacted our ability to recapture any standard acceptable return on our investment, along with impacting our ability to cover the rising property expenses – some of which are uncontrollable given the drastic increase in utility rates (mainly gas), rising property insurance and real estate taxes costs, along with the current interest rate environment which has also negatively impacted our monthly debt service expense.

It is ownership's goal to continue with the initial business plan that was created prior to our purchase of the property, both to increase the standard of living for both the current resident base and future residents to come (which were severely neglected by prior ownership), as well as improve the property's standing within the Battle Creek neighborhood and Saint Paul. To continue our intended plan, we need assistance in the approval for rental increases using the fair return standard supplied within the materials attached.

We welcome the opportunity to answer any questions related to the submission and are also more than willing to set up an in-person meeting with your department and representatives handling the submission to present the information provided herein.

Please note that the base year was related to a period prior to our ownership, and we only had so much information available from the previous ownership group for the comparison; however, we have included what was provided to us as it relates to the financial statement and rent roll. In addition, we have provided various supplemental information as it relates to our current year operations and have created the following PDF documents (and supplemental documents that the information was derived from) that align with the various sections within the MNOI document. There is also a Microsoft Excel workbook that follows the same methodology, with specific callouts to identify which items are included from the base year and current year financial statements.

Thank you for your consideration.



**Cheron Eich, CAM**

Regional Manager | As Agent For Owner

**P:** 630-320-0557

**A:** 135 Water Street, 4th Floor | Naperville, IL 60540

[www.marquettemanagement.com](http://www.marquettemanagement.com) |

[www.marquettecompanies.com](http://www.marquettecompanies.com)

**From:** Rent-Stabilization (CI-StPaul) <Rent-Stabilization@ci.stpaul.mn.us>

**Sent:** Monday, January 2, 2023 5:39 PM

**To:** Cheron Eich <CEich@marqnet.com>

**Subject:** Exception Request for Rent Increase Received - Action Required - Property Address: 200 Winthrop St. S., St. Paul, MN

[EXTERNAL EMAIL]

Thank you for submitting your Request for the Just Cause Vacancy Exception. Your application is not yet complete.

**More Action Needed**

To consider your application, the City needs a copy of the documentation which demonstrates your Just Cause Vacancy. The [DSI Rules Rent Stabilization | Saint Paul Minnesota \(stpaul.gov\)](http://stpaul.gov) provide guidelines of what documentation staff is looking for, but there is not a standard set of documents to be provided.

Please submit any and all evidence that is directly linked to the Just Cause Vacancy provision selected in your application. Staff is only interested in reviewing the clauses of the Rental Agreement which are relevant to the specific Just Cause provision you are applying for and the entire lease agreement should not be provided.

**To submit the documentation, simply reply to this email and attach the chosen evidence.**

Once your documents are submitted, City staff will review the information to make a determination on your exception request. If staff believes there is missing information, we will reach out via email or phone. We will do our best to communicate the current wait time. The ordinance requires City approval prior to an increase above 3%, so landlords cannot raise rent before receiving an approved determination from the City.

If you do not submit the documentation requested within 60 days, your application will be considered closed and will not be considered.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Thank you,

Rent Stabilization Workgroup

[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)

651-266-8553

# MYERS REPORT

## EXHIBIT C



2019 - Capital (Base Year)

6.51%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2019	Unknown	216	319,827.15	6.51%	7.50	85,256.06	405,083.21	54,011.09	4,500.92	20.84

2022 - Capital (Current Year)

8.15%

a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2021/22	Carpet Replacement	25	32,061.27	8.15%	5	7,082.19	39,143.46	7,828.69	652.39	26.10
2021/22	Wood Flooring Replacement	22	31,410.50	8.15%	5	6,938.44	38,348.94	7,669.79	639.15	29.05
2022	Appliance Replacement	2	1,756.27	8.15%	5	387.95	2,144.22	428.84	35.74	17.87
2021	Appliance Replacement	1	603.02	8.15%	5	133.20	736.22	147.24	12.27	12.27
2021/22	Appliance Replacement	2	2,134.96	8.15%	5	471.60	2,606.56	521.31	43.44	21.72
2021/22	Blinds Replacement	12	2,768.08	8.15%	5	611.46	3,379.54	675.91	56.33	4.69
2021	Bathroom Fixtures	4	1,186.79	8.15%	5	262.16	1,448.95	289.79	24.15	6.04
2021/22	Tub/Shower Resurface and/or Replacement	31	14,238.39	8.15%	5	3,145.20	17,383.59	3,476.72	289.73	9.35
2021/22	A/C Wall Unit Replacement	11	10,129.89	8.15%	10	4,715.06	14,844.95	1,484.49	123.71	11.25
2021	Door Replacement	1	850.97	8.15%	5	187.98	1,038.95	207.79	17.32	17.32
2022	Patio Door Replacements	2	1,141.80	8.15%	5	252.22	1,394.02	278.80	23.23	11.62
2022	Window Replacement	1	368.38	8.15%	5	81.37	449.75	89.95	7.50	7.50
2022	Pool Equipment	216	1,016.62	8.15%	5	224.57	1,241.19	248.24	20.69	0.10
2022	Boiler Motor Replacement	216	4,163.85	8.15%	10	1,938.10	6,101.95	610.20	50.85	0.24
2022	Heat Exchanger and Pipe Replacement	216	4,527.45	8.15%	10	2,107.35	6,634.80	663.48	55.29	0.26
2022	Exterminating	216	7,516.25	8.15%	5	1,660.31	9,176.56	1,835.31	152.94	0.71
2021	Wood Flooring Replacement	2	1,500.00	8.15%	5	331.34	1,831.34	366.27	30.52	15.26
2021/22	Unit Renovations (Full)	40	735,897.86	8.15%	5	162,556.51	898,454.37	179,690.87	14,974.24	374.36
2022	Patio Door Replacements	10	19,370.00	8.15%	5	4,278.75	23,648.75	4,729.75	394.15	39.41
2021	Tuckpointing / Siding Repairs	216	18,533.00	8.15%	10	8,626.37	27,159.37	2,715.94	226.33	1.05
2021/22	Roof Repairs	216	398,660.68	8.15%	10	185,560.51	584,221.19	58,422.12	4,868.51	22.54
2021/22	Exterior Painting	216	30,429.94	8.15%	5	6,721.84	37,151.78	7,430.36	619.20	2.87
2022	Hallway Painting and Door Hardware	216	112,322.81	8.15%	5	24,811.60	137,134.41	27,426.88	2,285.57	10.58
2021	Trash Chute Door Replacements	216	5,843.17	8.15%	10	2,719.76	8,562.93	856.29	71.36	0.33
2022	Security Improvements	216	1,250.00	8.15%	10	581.82	1,831.82	183.18	15.27	0.07
2022	Landscaping Improvements	216	35,395.12	8.15%	10	16,475.00	51,870.12	5,187.01	432.25	2.00
2021	Concrete Replacement	216	22,582.00	8.15%	10	10,511.01	33,093.01	3,309.30	275.78	1.28
2022	Garage Re-Striping	216	2,675.00	8.15%	10	1,245.10	3,920.10	392.01	32.67	0.15
2021	Model Furnishings	216	4,599.81	8.15%	5	1,016.08	5,615.89	1,123.18	93.60	0.43
2022	Garage Door Replacements	216	11,490.00	8.15%	10	5,348.13	16,838.13	1,683.81	140.32	0.65
2021/22	Garage Maintenance	216	126,890.78	8.15%	10	59,062.55	185,953.33	18,595.33	1,549.61	7.17
2021	Signage	216	1,916.38	8.15%	5	423.32	2,339.70	467.94	38.99	0.18
2021/22	Pool / Fitness Center / Package Room Upgrades	216	611,284.02	8.15%	10	284,528.11	895,812.13	89,581.21	7,465.10	34.56
2021/22	Office Supplies and Management Services	216	49,798.70	8.15%	5	11,000.31	60,799.01	12,159.80	1,013.32	4.69
2021	Common Area Door Replacements	216	57,130.00	8.15%	5	12,619.76	69,749.76	13,949.95	1,162.50	5.38
2021	Balcony Repairs	216	106,886.62	8.15%	10	49,751.42	156,638.04	15,663.80	1,305.32	6.04
2022	Sprinkler Head Replacement	216	1,350.00	8.15%	10	628.37	1,978.37	197.84	16.49	0.08
2021/22	Camera Rewiring	216	15,600.00	8.15%	10	7,261.17	22,861.17	2,286.12	190.51	0.88
2021	Underground Storage Tank Removal	216	44,410.00	8.15%	10	20,671.07	65,081.07	6,508.11	542.34	2.51
2022	Baseboard Heater Partial Replacement	1	405.00	8.15%	10	188.51	593.51	59.35	4.95	4.95
2021/22	Electrical Panel Replacement	216	127,217.07	8.15%	10	59,214.43	186,431.50	18,643.15	1,553.60	7.19
2022	Exterminating	216	8,547.05	8.15%	5	1,888.00	10,435.05	2,087.01	173.92	0.81
2021/22	Management Services	216	127,886.92	8.15%	5	28,249.64	156,136.56	31,227.31	2,602.28	12.05
<b>Total</b>		<b>216</b>	<b>2,795,746.42</b>			<b>996,469.64</b>	<b>3,792,216.06</b>	<b>531,400.46</b>	<b>44,283.37</b>	<b>205.02</b>

Week	U.S. 30 Yr FRM	U.S. 15 Yr FRM	U.S. 5/1 ARM	U.S. 30 Yr FRM spread
12/27/2018	4.55	0.50	4.01	0.40
1/3/2019	4.51	0.50	3.99	0.40

Date	30-Yr FRM	Rate Change	15-Yr FRM	Rate Change
January 19, 2023	6.15%	-0.18%	5.28%	-0.24%
January 12, 2023	6.33%	-0.15%	5.52%	-0.21%
January 05, 2023	6.48%	+6.48%	5.73%	+5.73%

2019 - Capital (Base Year)

	2019	Units Impacted	Notes	Amortization Period (Yrs)
TOTAL PROPERTY CAP IMPROVEMENTS	0.00			
TOTAL PROPERTY REHAB	0.00			
615 Capital Improvements	319,827.15			

2021 - Capital (Prior Year)

2022 - Capital (Current Year)

2021/22 - Capital (Prior/Current Year)

Account Number	Account Name	2021 Total	Units Impacted	Notes	2022 Total	Units Impacted	Notes	2021/22 Total	Units Impacted	Notes	Amortization Period (Yrs)
7500-0003	CAPITAL IMPROVEMENTS-PROPERTY										
7500-0010	C/I - CARPET	21,824.08	17	Carpet Replacement	10,237.19	8	Carpet Replacement	32,061	25	Carpet Replacement	5
7500-0023	C/I - WOOD FLOORING	12,346.60	13	Wood Flooring Replacement	19,063.90	9	Wood Flooring Replacement	31,411	22	Wood Flooring Replacement	5
7500-0025	C/I - REFRIGERATORS	0.00			1,756.27	2	Appliance Replacement	1,756	2	Appliance Replacement	5
7500-0030	C/I - STOVES	603.02	1	Appliance Replacement	0.00			603	1	Appliance Replacement	5
7500-0040	C/I - DISHWASHERS	1,152.09	1	Appliance Replacement	982.87	1	Appliance Replacement	2,135	2	Appliance Replacement	5
7500-0080	C/I - BLINDS	1,165.55	4	Blinds Replacement	1,602.53	8	Blinds Replacement	2,768	12	Blinds Replacement	5
7500-0110	C/I - BATHROOM FIXTURES	1,186.79	4	Bathroom Fixtures	0.00			1,187	4	Bathroom Fixtures	5
7500-0115	C/I - TUB & SHOWERS	8,282.21	15	Tub/Shower Resurface and/or Replacement	5,956.18	16	Tub/Shower Resurface and/or Replacement	14,238	31	Tub/Shower Resurface and/or Replacement	5
7500-0123	C/I - UNIT HVAC REPLACEMENT	5,335.88	8	A/C Wall Unit Replacement	4,794.01	3	A/C Wall Unit Replacement	10,130	11	A/C Wall Unit Replacement	5
7500-0125	C/I - INTERIOR APT DOORS	850.97	1	Door Replacement	0.00			851	1	Door Replacement	10
7500-0135	C/I - PATIO DOORS & SCREENS	0.00			1,141.80	2	Patio Door Replacements	1,142	2	Patio Door Replacements	5
7500-0140	C/I - WINDOW REPLACEMENT	0.00			368.38	1	Window Replacement	368	1	Window Replacement	5
7500-0330	C/I - POOL	0.00			1,016.62	216	Pool Equipment	1,017	216	Pool Equipment	5
7500-0370	C/I - HVAC IMPROVEMENTS	0.00			4,163.85	216	Boiler Motor Replacement	4,164	216	Boiler Motor Replacement	10
7500-0375	C/I - PLUMBING IMPRVMTS/REPAIR	0.00			4,527.45	216	Heat Exchanger and Pipe Replacement	4,527	216	Heat Exchanger and Pipe Replacement	10
7500-0385	C/I - MISC. REPAIRS/INSPECTION	0.00			7,516.25	216	Exterminating	7,516	216	Exterminating	5
7500-0999	TOTAL PROPERTY CAP IMPROVEMENTS	52,747.19			63,127.30			63,127.30			
7550-0001	REHAB CAPITAL										
7550-0065	REHAB - FLOORING	1,500.00	2	Wood Flooring Replacement	0.00			1,500	2	Wood Flooring Replacement	5
7550-0110	REHAB - UNIT INTERIORS	149,717.92	8	Unit Renovations (Full)	586,179.94	32	Unit Renovations (Full)	735,898	40	Unit Renovations (Full)	5
7550-0175	REHAB - BUILDING EXTERIOR	0.00			19,370.00	10	Patio Door Replacements	19,370	10	Patio Door Replacements	5
7550-0180	REHAB - SIDING/TUCKPOINTING	18,533.00	216	Tuckpointing / Siding Repairs	0.00			18,533	216	Tuckpointing / Siding Repairs	10
7550-0185	REHAB - ROOF	376,630.18	216	Roof Replacement	22,030.50	216	Roof Repairs	398,661	216	Roof Repairs	10
7550-0195	REHAB - EXTERIOR PAINTING	21,900.00	216	Exterior Painting	8,529.94	216	Exterior Painting	30,430	216	Exterior Painting	5
7550-0197	REHAB - EXTERIOR LIGHTING	1,927.00	216	Roof Repairs	-1,927.00	216	Roof Repairs	0	216		
7550-0200	REHAB - C AREA HALLWAYS	0.00			112,322.81	216	Hallway Painting and Door Hardware	112,323	216	Hallway Painting and Door Hardware	5
7550-0210	REHAB - MISC COMMON AREA	5,843.17	216	Trash Chute Door Replacements	0.00			5,843	216	Trash Chute Door Replacements	10
7550-0285	REHAB - SECURITY SYSTEM	0.00			1,250.00	216	Security Improvements	1,250	216	Security Improvements	10
7550-0300	REHAB - LANDSCAPING	0.00			35,395.12	216	Landscaping Improvements	35,395	216	Landscaping Improvements	10
7550-0315	REHAB - CONCRETE	22,582.00	216	Concrete Replacement	0.00			22,582	216	Concrete Replacement	10
7550-0325	REHAB - ASPHALT/PARKING LOT	0.00			2,675.00	216	Garage Re-Striping	2,675	216	Garage Re-Striping	10
7550-0345	REHAB - MODEL	4,599.81	216	Model Furnishings	0.00			4,600	216	Model Furnishings	5
7550-0410	REHAB - GARAGE	0.00			11,490.00	216	Garage Door Replacements	11,490	216	Garage Door Replacements	10
7550-0411	REHAB - UNDERGROUND PARKING DECK	123,915.00	216	Parking Lot Replacements	2,975.78	216	Garage Maintenance	126,891	216	Garage Maintenance	10
7550-0435	REHAB - SIGNAGE	1,916.38	216	Signage	0.00			1,916	216	Signage	5
7550-0500	REHAB - POOL	0.00			0.00			0	0		
7550-0550	REHAB - RECREATION AREA	504,519.85	216	Pool / Clubhouse Renovations	106,764.17	216	Pool / Fitness Center / Package Room Upgrades	611,284	216	Pool / Fitness Center / Package Room Upgrades	10
7550-0560	REHAB - STARTUP COSTS	40,140.85	216	Office Supplies and Management Services	9,657.85	216	Office Supplies and Management Services	49,799	216	Office Supplies and Management Services	5
7550-0617	REHAB - WINDOW REPLACEMENT	57,130.00	216	Common Area Door Replacements	0.00			57,130	216	Common Area Door Replacements	5
7550-0643	REHAB - BALCONY REPAIR	106,886.62	216	Balcony Repairs	0.00			106,887	216	Balcony Repairs	10
7550-0675	REHAB - FIRE PROTECTION	0.00			1,350.00	216	Sprinkler Head Replacement	1,350	216	Sprinkler Head Replacement	10
7550-0677	REHAB - SAFETY/ADA	14,600.00	216	Camera System Upgrades	1,000.00	216	Camera Rewiring	15,600	216	Camera Rewiring	10
7550-0678	REHAB - ENVIRONMENTAL	44,410.00	216	Underground Storage Tank Removal	0.00			44,410	216	Underground Storage Tank Removal	10
7550-0680	REHAB - HVAC	0.00			405.00	1	Baseboard Heater Partial Replacement	405	1	Baseboard Heater Partial Replacement	10
7550-0685	REHAB - ELECTRICAL	81,030.00	216	Electrical Panel Replacement	46,187.07	216	Electrical Panel Replacement	127,217	216	Electrical Panel Replacement	10
7550-0980	REHAB - CONTINGENCY	0.00			8,547.05	216	Exterminating	8,547	216	Exterminating	5
7550-0985	REHAB - CONST MGMT FEE	55,055.70	216	Management Services	72,831.22	216	Management Services	127,887	216	Management Services	5
7550-0998	REHAB - CAPITALIZED	-1,647,306.54			-1,076,518.99			(2,723,826)			
7550-0999	TOTAL PROPERTY REHAB	-14,469.06			-29,484.54			-29,484.54			
7800-9998	TOTAL CAPITAL IMPROVEMENTS	38,278.13			33,642.76			33,642.76			

8.15%											
a	b	b	c	d	e	f	g	h	i	j	k
Item #	Description of Expense	Date of Improvement	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
1	Carpet Replacement	2023/24	20	29,680.00	8.15%	5	6,556.18	36,236.18	7,247.24	603.94	30.20
2	Wood Flooring Replacement	2023/24	11	22,600.00	8.15%	5	4,992.24	27,592.24	5,518.45	459.87	41.81
3	Appliance Replacement	2023/24	2	1,750.00	8.15%	5	386.57	2,136.57	427.31	35.61	17.80
4	Appliance Replacement	2023/24	10	6,158.00	8.15%	5	1,360.27	7,518.27	1,503.65	125.30	12.53
5	Appliance Replacement	2023/24	8	1,624.00	8.15%	5	358.73	1,982.73	396.55	33.05	4.13
6	Appliance Replacement	2023/24	8	2,840.00	8.15%	5	627.34	3,467.34	693.47	57.79	7.22
7	Blinds Replacement	2023/24	24	4,800.00	8.15%	5	1,060.30	5,860.30	1,172.06	97.67	4.07
8	Tub/Shower Resurface and/or Replacement	2023/24	26	12,920.00	8.15%	5	2,853.97	15,773.97	3,154.79	262.90	10.11
9	A/C Wall Unit Replacement	2023/24	24	9,264.00	8.15%	10	4,312.02	13,576.02	1,357.60	113.13	4.71
10	Trash Chute Door Replacements	2024	216	11,000.00	8.15%	10	5,120.06	16,120.06	1,612.01	134.33	0.62
11	Addition of 2 Dog Waste Stations	2023	216	1,320.00	8.15%	5	291.58	1,611.58	322.32	26.86	0.12
12	Hot Water Tank Heat Exchanger Replacement	2023/24	216	1,500.00	8.15%	10	698.19	2,198.19	219.82	18.32	0.08
13	Baseboard Heater Replacement	2023/24	5	5,000.00	8.15%	10	2,327.30	7,327.30	732.73	61.06	12.21
14	Unit Renovations (Full)	2023/24	104	2,228,148.00	8.15%	5	492,187.82	2,720,335.82	544,067.16	45,338.93	435.95
15	Patio Door Replacements	2023/24	30	54,000.00	8.15%	5	11,928.36	65,928.36	13,185.67	1,098.81	36.63
16	Exterior Lighting Upgrades	2023/24	216	17,500.00	8.15%	5	3,865.67	21,365.67	4,273.13	356.09	1.65
17	Hallway Ventilation Repairs and Painting	2023/24	216	57,000.00	8.15%	5	12,591.04	69,591.04	13,918.21	1,159.85	5.37
18	Landscaping Improvements	2023/24	216	13,500.00	8.15%	10	6,283.71	19,783.71	1,978.37	164.86	0.76
19	Concrete Repairs	2023/24	216	5,000.00	8.15%	10	2,327.30	7,327.30	732.73	61.06	0.28
20	Asphalt Repairs (215 Building)	2023	114	15,000.00	8.15%	10	6,981.90	21,981.90	2,198.19	183.18	1.61
21	Network Boards / Directory System Replacement	2023	216	4,500.00	8.15%	10	2,094.57	6,594.57	659.46	54.95	0.25
22	Garage Exhaust Repairs	2023	216	4,875.00	8.15%	10	2,269.12	7,144.12	714.41	59.53	0.28
23	Elevator Cab Improvements	2023/24	216	6,500.00	8.15%	5	1,435.82	7,935.82	1,587.16	132.26	0.61
24	Window Replacement	2023/24	2	1,000.00	8.15%	5	220.90	1,220.90	244.18	20.35	10.17
25	Galvanized Pipe Replacements	2023/24	216	24,000.00	8.15%	10	11,171.03	35,171.03	3,517.10	293.09	1.36
26	Exterior Garage Cameras Installation	2023	216	5,644.00	8.15%	10	2,627.05	8,271.05	827.11	68.93	0.32
27	Boiler Replacement	2023	216	68,195.00	8.15%	10	31,742.03	99,937.03	9,993.70	832.81	3.86
28	Management Services	2023/24	216	125,493.10	8.15%	5	27,720.86	153,213.96	30,642.79	2,553.57	11.82
<b>Total</b>			216	2,740,811.10			646,391.92	3,387,203.02	652,897.38	54,408.11	251.89

Date	30-Yr FRM	Rate Change	15-Yr FRM	Rate Change
January 19, 2023	6.15%	-0.18%	5.28%	-0.24%
January 12, 2023	6.33%	-0.15%	5.52%	-0.21%
January 05, 2023	6.48%	+6.48%	5.73%	+5.73%

Account Number	Account Name	2023 Total	Units Impacted	Notes	2024 Total	Units Impacted	Notes	2023/24 Total	Units Impacted	Notes	Amortization Period (Yrs)
7500.0003	CAPITAL IMPROVEMENTS-PROPERTY										
7500.0010	C/I - CARPET	14,680	10	Carpet Replacement	15,000	10	Carpet Replacement	29,680	20	Carpet Replacement	5
7500.0023	C/I - WOOD FLOORING	12,600	6	Wood Flooring Replacement	10,000	5	Wood Flooring Replacement	22,600	11	Wood Flooring Replacement	5
7500.0025	C/I - REFRIGERATORS	875	1	Appliance Replacement	875	1	Appliance Replacement	1,750	2	Appliance Replacement	5
7500.0030	C/I - STOVES	3,079	5	Appliance Replacement	3,079	5	Appliance Replacement	6,158	10	Appliance Replacement	5
7500.0035	C/I - MICROWAVE	812	4	Appliance Replacement	812	4	Appliance Replacement	1,624	8	Appliance Replacement	5
7500.0040	C/I - DISHWASHERS	1,420	4	Appliance Replacement	1,420	4	Appliance Replacement	2,840	8	Appliance Replacement	5
7500.0080	C/I - BLINDS	2,400	12	Blinds Replacement	2,400	12	Blinds Replacement	4,800	24	Blinds Replacement	5
7500.0115	C/I - TUB & SHOWERS	6,460	13	Tub/Shower Resurface and/or Replacement	6,460	13	Tub/Shower Resurface and/or Replacement	12,920	26	Tub/Shower Resurface and/or Replacement	5
7500.0123	C/I - UNIT HVAC REPLACEMENT	4,632	12	A/C Wall Unit Replacement	4,632	12	A/C Wall Unit Replacement	9,264	24	A/C Wall Unit Replacement	10
7500.0275	C/I - DUMPSTER CORRALS	0	0		11,000	216	Trash Chute Door Replacements	11,000	216	Trash Chute Door Replacements	10
7500.0340	C/I - RECREATION AREA	1,320	216	Addition of 2 Dog Waste Stations	0	0		1,320	216	Addition of 2 Dog Waste Stations	5
7500.0375	C/I - PLUMBING IMPRVMTS/REPAIR	1,500	216	Hot Water Tank Heat Exchanger Replacement	0	0		1,500	216	Hot Water Tank Heat Exchanger Replacement	10
7500.0999	TOTAL PROPERTY CAP IMPROVEMENTS	49,778			55,678			105,456			
7550.0001	REHAB CAPITAL										
7550.0100	REHAB - MISC INTERIOR REPAIRS	5,000	5	Baseboard Heater Replacement	0	0		5,000	5	Baseboard Heater Replacement	10
7550.0110	REHAB - UNIT INTERIORS	1,076,400	52	Unit Renovations (Full)	1,151,748	52	Unit Renovations (Full)	2,228,148	104	Unit Renovations (Full)	5
7550.0190	REHAB - EXTERIOR DOORS	27,000	15	Patio Door Replacements	27,000	15	Patio Door Replacements	54,000	30	Patio Door Replacements	5
7550.0197	REHAB - EXTERIOR LIGHTING	15,000	216	Exterior Lighting Upgrades	2,500	216	Exterior Lighting Upgrades	17,500	216	Exterior Lighting Upgrades	5
7550.0200	REHAB - C AREA HALLWAYS	52,000	216	Hallway Ventilation Repairs and Painting	5,000	216	Hallway Painting	57,000	216	Hallway Ventilation Repairs and Painting	5
7550.0300	REHAB - LANDSCAPING	8,500	216	Landscaping Improvements	5,000	216	Landscaping Improvements	13,500	216	Landscaping Improvements	10
7550.0315	REHAB - CONCRETE	2,500	216	Concrete Repairs	2,500	216	Concrete Repairs	5,000	216	Concrete Repairs	10
7550.0325	REHAB - ASPHALT/PARKING LOT	15,000	114	Asphalt Repairs (215 Building)	0	0		15,000	114	Asphalt Repairs (215 Building)	10
7550.0355	REHAB - COMPUTER EQUIPMENT	4,500	216	Network Boards / Directory System Replacement	0	0		4,500	216	Network Boards / Directory System Replacement	10
7550.0411	REHAB - UNDERGROUND PARKING DECK	4,875	216	Garage Exhaust Repairs	0	0		4,875	216	Garage Exhaust Repairs	10
7550.0440	REHAB - ELEVATORS	6,000	216	Elevator Cab Improvements	500	216	Carpet Replacement	6,500	216	Elevator Cab Improvements	5
7550.0617	REHAB - WINDOW REPLACEMENT	500	1	Window Replacement	500	1	Window Replacement	1,000	2	Window Replacement	5
7550.0665	REHAB - PLUMBING	12,000	216	Galvanized Pipe Replacements	12,000	216	Galvanized Pipe Replacements	24,000	216	Galvanized Pipe Replacements	10
7550.0677	REHAB - SAFETY/ADA	5,644	216	Exterior Garage Cameras Installation	0	0		5,644	216	Exterior Garage Cameras Installation	10
7550.0680	REHAB - HVAC	68,195	216	Boiler Replacement	0	0		68,195	216	Boiler Replacement	10
7550.0985	REHAB - CONST MGMT FEE	65,156	216	Management Services	60,337	216	Management Services	125,493	216	Management Services	5
7550.0999	TOTAL PROPERTY REHAB	1,368,270			1,267,085			2,635,355			
7800.9998	TOTAL CAPITAL IMPROVEMENTS	1,418,048			1,322,763			2,740,811			

# MYERS REPORT EXHIBIT D

The Haven of Battle Creek (46hbc)

General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
				C/I - CARPET					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Carpet Install	
46hbc	The Haven of Battle Cre	3/1/2022	03-2022	Renovation Systems (renovat60605)	P-1188302	504947	1,698.30	0.00	2,596.45	U=224-200 224-200 :Carpet Replacement	
46hbc	The Haven of Battle Cre	4/13/2022	05-2022	Renovation Systems (renovat60605)	P-1197269	509588	359.10	0.00	2,955.55	U=466-215 :Carpet Replacement	
46hbc	The Haven of Battle Cre	4/19/2022	05-2022	Renovation Systems (renovat60605)	P-1197542	510259	1,128.48	0.00	4,084.03	U=107-200 :107 Carpet Replacement	
46hbc	The Haven of Battle Cre	5/10/2022	06-2022	Renovation Systems (renovat60605)	P-1204725	511747	1,578.68	0.00	5,662.71	U=466-215 :Carpet Replacement	
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	Renovation Systems (renovat60605)	P-1205205	514570	639.03	0.00	6,301.74	U=448-215 :Living Room Carpet Replacement	
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	1,544.78	0.00	7,846.52	U=459-215 :Rehab carpet install	
46hbc	The Haven of Battle Cre	12/16/2022	12-2022	Renovation Systems (renovat60605)	P-1242865	534247	2,390.67	0.00	10,237.19	U=316-200 :Carpet Replacement	
Net Change=10,237.19							10,237.19	0.00	10,237.19	= Ending Balance =	
				C/I - WOOD FLOORING					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/31/2021	03-2022	Renovation Systems (renovat60605)	P-1190754	489133 (Past)	898.15	0.00	898.15	U=230-200 :Vinyl Install	
46hbc	The Haven of Battle Cre	2/22/2022	03-2022	Renovation Systems (renovat60605)	P-1187934	504447	2,130.40	0.00	3,028.55	200-316 Plank	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,465.00	0.00	5,493.55	U=352-215 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,046.00	0.00	7,539.55	U=213-200 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215003	22706	2,141.70	0.00	9,681.25	U=217-200 :Plank Flooring Replacement	
46hbc	The Haven of Battle Cre	3/8/2022	10-2022	Doci Inc (doci)	P-1229329	22111	2,724.00	0.00	12,405.25	U=224-200 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	10/4/2022	10-2022	Doci Inc (doci)	P-1226734	23125	1,871.25	0.00	14,276.50	U=459-215 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Doci Inc (doci)	P-1230279	23239	2,617.50	0.00	16,894.00	U=314-200 :Plank flooring replacement	
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Doci Inc (doci)	P-1233160	23310	2,169.90	0.00	19,063.90	U=215-200 :Flooring replacement	
Net Change=19,063.90							19,063.90	0.00	19,063.90	= Ending Balance =	
				C/I - REFRIGERATORS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	The Home Depot Pro (howilm)	P-1188820	669224362	869.69	0.00	869.69	U=323-200 :Replacement Refrigerator	
46hbc	The Haven of Battle Cre	10/19/2022	11-2022	The Home Depot Pro (howilm)	P-1233149	712982032	886.58	0.00	1,756.27	U=326-200 :Refrigerator	
Net Change=1,756.27							1,756.27	0.00	1,756.27	= Ending Balance =	
				C/I - DISHWASHERS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/6/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1220514	9206540839	982.87	0.00	982.87	Dishwashers - Stock	
Net Change=982.87							982.87	0.00	982.87	= Ending Balance =	
				C/I - BLINDS					0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	1/24/2022	02-2022	The Home Depot Pro (howilm)	P-1185558	664749777	381.24	0.00	381.24	102" Blinds	
46hbc	The Haven of Battle Cre	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199281	9202929354	222.83	0.00	604.07	Vertical blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	200.40	0.00	804.47	102" Blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	80.82	0.00	885.29	72" Blinds	
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1211164	9204942165	76.62	0.00	961.91	78" Blinds	
46hbc	The Haven of Battle Cre	6/1/2022	09-2022	The Home Depot Pro (howilm)	P-1220507	688492198	191.10	0.00	1,153.01	102" blinds	
46hbc	The Haven of Battle Cre	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	110.64	0.00	1,263.65	70" Vertical Blinds	

The Haven of Battle Creek (46hbc)

General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Creek	8/23/2022	09-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1217911	9206081153	338.88	0.00	1,602.53	72" Vertical Blinds
				Net Change=			1,602.53	0.00	1,602.53	= Ending Balance =
7500-0115				C/I - TUB & SHOWERS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	1/21/2022	01-2022	Surface Renew (surfacerenew)	P-1180226	36090	545.00	0.00	545.00	200-334 Resurface
46hbc	The Haven of Battle Creek	2/22/2022	02-2022	Surface Renew (surfacerenew)	P-1185285	36239	395.00	0.00	940.00	338-215 Shower resurface
46hbc	The Haven of Battle Creek	2/23/2022	02-2022	Surface Renew (surfacerenew)	P-1184887	35798	645.00	0.00	1,585.00	446 Shower resurface
46hbc	The Haven of Battle Creek	2/28/2022	03-2022	Surface Experts-Minneapolis West (surface7	P-1186857	555361	323.62	0.00	1,908.62	215-336 Shower Damage
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	0.00	790.00	1,908.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/1/2022	03-2022	Surface Renew (surfacerenew)	P-1186853	36267	790.00	0.00	2,698.62	240-249 bath tub resurface
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	0.00	595.00	2,698.62	215 resurafce
46hbc	The Haven of Battle Creek	3/10/2022	03-2022	Surface Renew (surfacerenew)	P-1187723	36423	595.00	0.00	3,293.62	215 resurafce
46hbc	The Haven of Battle Creek	4/21/2022	04-2022	Doci Inc (doci)	P-1194368	22276	1,095.00	0.00	4,388.62	U=315-200 U =315-200:Shower Surround and Subfloor
46hbc	The Haven of Battle Creek	5/5/2022	05-2022	Surface Renew (surfacerenew)	P-1197769	36686	595.00	0.00	4,983.62	200 Bathtub
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	0.00	595.00	4,983.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	7/11/2022	07-2022	Surface Renew (surfacerenew)	P-1209096	36973	595.00	0.00	5,578.62	200 Bathtub/Enclosure
46hbc	The Haven of Battle Creek	10/18/2022	11-2022	Surface Experts St. Paul Metro East (surface	P-1234007	86833	377.56	0.00	5,956.18	U=466-215 :Tub Surround Repairs
				Net Change=			7,936.18	1,980.00	5,956.18	= Ending Balance =
7500-0123				C/I - UNIT HVAC REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	5/17/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1199039	685230617	1,475.08	0.00	1,475.08	In Wall A/C
46hbc	The Haven of Battle Creek	6/24/2022	07-2022	The Home Depot Pro (howilm)	P-1209073	692859648	1,475.08	0.00	2,950.16	AC wall units
46hbc	The Haven of Battle Creek	7/19/2022	07-2022	The Home Depot Pro (howilm)	P-1211887	696883982	1,843.85	0.00	4,794.01	A/C units
				Net Change=			4,794.01	0.00	4,794.01	= Ending Balance =
7500-0135				C/I - PATIO DOORS & SCREENS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	7/5/2022	07-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1209080	9204384528	358.07	0.00	358.07	Sliding Screen Doors 5 pack
46hbc	The Haven of Battle Creek	7/12/2022	07-2022	Empire Door & Glass Co. (empiredo)	P-1210478	0188669-IN	783.73	0.00	1,141.80	200 Bldg - Office Patio Door/Tempered Glass
				Net Change=			1,141.80	0.00	1,141.80	= Ending Balance =
7500-0140				C/I - WINDOW REPLACEMENT					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	3/21/2022	03-2022	Empire Door & Glass Co. (empiredo)	P-1189978	0186735-IN	368.38	0.00	368.38	U=324-200 :Window Replacement
				Net Change=			368.38	0.00	368.38	= Ending Balance =
7500-0330				C/I - POOL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Creek	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	1,016.62	0.00	1,016.62	10/22 Pool Dolphine Cleaner
				Net Change=			1,016.62	0.00	1,016.62	= Ending Balance =



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				C/I - HVAC IMPROVEMENTS				0.00 = Beginning Balance =		
46hbc	The Haven of Battle Cre	10/25/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1240359	27600	4,163.85	0.00	4,163.85	Boiler Services - Mod Motor Replacement
Net Change=4,163.85							4,163.85	0.00	4,163.85	= Ending Balance =
				C/I - PLUMBING IMPRVMTS/REPAIR				0.00 = Beginning Balance =		
46hbc	The Haven of Battle Cre	3/17/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191833	S467	1,907.07	0.00	1,907.07	H/W tank - heat exchanger replaced
46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193537	24795	694.88	0.00	2,601.95	Garage - Pipe replacement - Isolation Valve
46hbc	The Haven of Battle Cre	12/6/2022	12-2022	Kraft Mechanical LLC (kraftmech)	P-1242398	28079	1,925.50	0.00	4,527.45	New Pressure reducing valve & gauge
Net Change=4,527.45							4,527.45	0.00	4,527.45	= Ending Balance =
				C/I - MISC. REPAIRS/INSPECTION				0.00 = Beginning Balance =		
46hbc	The Haven of Battle Cre	1/17/2022	01-2022	Brothers Mfg (brothermfg)	P-1180227	507598	7,516.25	0.00	7,516.25	1/22 Exterminating
Net Change=7,516.25							7,516.25	0.00	7,516.25	= Ending Balance =
				REHAB - MICROWAVES				0.00 = Beginning Balance =		
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,920.28	0.00	1,920.28	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	0.00	1,920.28	0.00	Reclass 03/22 Tiles/Faucet/Mirrors
Net Change=0.00							1,920.28	1,920.28	0.00	= Ending Balance =
				REHAB - UNIT INTERIORS				0.00 = Beginning Balance =		
46hbc	The Haven of Battle Cre	12/10/2021	01-2022	Lowes Pro (lowespro)	P-1179999	10272220-0C	96.09	0.00	96.09	Rehab Mirror
46hbc	The Haven of Battle Cre	12/13/2021	01-2022	Renovation Systems (renovat60605)	P-1178141	498820	1,585.93	0.00	1,682.02	U=334-200 :carpet and pad replacement
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178144	658760889	41.42	0.00	1,723.44	privacy handle
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	14.00	0.00	1,737.44	toilet
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	The Home Depot Pro (howilm)	P-1178145	658760897	88.34	0.00	1,825.78	toilet seat
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	1,940.03	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	114.25	0.00	2,054.28	rehab mirror
46hbc	The Haven of Battle Cre	12/16/2021	01-2022	Lowes Pro (lowespro)	P-1178149	10426496-0C	99.07	0.00	2,153.35	rehab mirror
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,194.63	U=261-215 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,235.91	U=120-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1178150	658996830	41.28	0.00	2,277.19	U=334-200 :rehab under cabinet light
46hbc	The Haven of Battle Cre	12/17/2021	01-2022	The Home Depot Pro (howilm)	P-1180001	658996848	407.34	0.00	2,684.53	Rehab paint
46hbc	The Haven of Battle Cre	12/21/2021	01-2022	Renovation Systems (renovat60605)	P-1178140	499732	1,274.41	0.00	3,958.94	U=120-200 :carpet and pad
46hbc	The Haven of Battle Cre	12/22/2021	01-2022	Lowes Pro (lowespro)	P-1180014	10448091-0C	688.87	0.00	4,647.81	U=261-215 :rehab stove
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.21	0.00	6,830.02	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	2,182.22	0.00	9,012.24	rehab appliances
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,024.69	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178142	657702379	12.45	0.00	9,037.14	rehab door stops
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1178146	658996855	7.96	0.00	9,045.10	Paint Eco fees

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46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	32.02	0.00	9,077.12	med cabinet
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	The Home Depot Pro (howilm)	P-1180013	660740952	48.54	0.00	9,125.66	vertical blind
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180018	661701839	45.95	0.00	9,171.61	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180019	661701847	55.05	0.00	9,226.66	U=437-215 :rehab appliance-stove,DW,Microwave
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180020	661701854	57.92	0.00	9,284.58	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/6/2022	01-2022	The Home Depot Pro (howilm)	P-1180225	661701821	15.32	0.00	9,299.90	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.04	0.00	10,091.94	U=338-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	10,883.99	U=437-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	11,676.04	U=249-215 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180007	10503543-0C	792.05	0.00	12,468.09	U=220-200 :rehab refrigerator
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180008	10505778-0C	161.73	0.00	12,629.82	U=240-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180009	10505802-0C	161.73	0.00	12,791.55	U=338-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180010	10505834-0C	161.73	0.00	12,953.28	U=437-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180011	10505894-0C	238.00	0.00	13,191.28	U=249-215 :rehab parts Sink and blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	Lowe's Pro (lowespro)	P-1180012	10505931-0C	152.56	0.00	13,343.84	U=334-200 :rehab parts-blinds
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.43	0.00	13,774.27	U=338-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,204.69	U=437-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	14,635.11	U=249-215 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180022	661924522	430.42	0.00	15,065.53	U=220-200 Rehab Dishwasher
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180023	661924548	406.80	0.00	15,472.33	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180024	661924555	397.70	0.00	15,870.03	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/7/2022	01-2022	The Home Depot Pro (howilm)	P-1180025	661924563	412.28	0.00	16,282.31	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,482.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Marble & Granite Design LLC (marblgra)	P-1178929	3071	200.00	0.00	16,682.31	rehab master bath counter
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180402	662191311	99.44	0.00	16,781.75	U=338-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180404	662191337	74.94	0.00	16,856.69	U=249-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,918.62	Under cabinet LED lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.93	0.00	16,980.55	338-215 lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,042.47	249-215 Lighting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	The Home Depot Pro (howilm)	P-1180405	662191345	61.92	0.00	17,104.39	437-215 Lughting
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180407	10514623-0C	113.40	0.00	17,217.79	U=338-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180408	10514630-0C	113.40	0.00	17,331.19	U=437-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	01-2022	Lowe's Pro (lowespro)	P-1180409	10514640-0C	214.17	0.00	17,545.36	U=249-215 :rehab mirrors
46hbc	The Haven of Battle Cre	1/14/2022	01-2022	The Home Depot Pro (howilm)	P-1180401	663224350	24.00	0.00	17,569.36	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.35	0.00	25,283.71	U=338-215 U =338-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	7,714.50	0.00	32,998.21	U=437-215 U =437-215:rehab labor
46hbc	The Haven of Battle Cre	1/20/2022	01-2022	Doc Inc (doc)	P-1181837	21984	10,917.10	0.00	43,915.31	U=249-215 U =249-215:rehab labor
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	45,035.36	U=338-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.05	0.00	46,155.41	U=437-215 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	47,275.45	U=249-215 :rehab appliance-stove,Microwave

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46hbc	The Haven of Battle Cre	1/21/2022	01-2022	The Home Depot Pro (howilm)	P-1180021	661924514	1,120.04	0.00	48,395.49	U=220-200 :rehab appliance-stove,Microwave
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180394	079050 01	368.13	0.00	48,763.62	U=220-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180395	079051 01	368.13	0.00	49,131.75	U=367-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180397	775664	323.72	0.00	49,455.47	U=220-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1180398	775665	323.72	0.00	49,779.19	U=367-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	1/25/2022	01-2022	M. Cooper Win Supply (winsupply)	P-1180396	079058 01	458.06	0.00	50,237.25	U=216-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,493.66	U=338-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	256.41	0.00	50,750.07	U=437-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	277.80	0.00	51,027.87	U=249-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,307.34	U=240-215 :rehab paint
46hbc	The Haven of Battle Cre	1/26/2022	01-2022	The Home Depot Pro (howilm)	P-1180400	663224343	279.47	0.00	51,586.81	U=220-200 :rehab paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	828.00	50,758.81	Rev 12/21 Rehab Paint
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,985.72	48,773.09	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	4,098.90	44,674.19	Rev 12/21 Rehab Appliances
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	1,010.87	43,663.32	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	590.84	43,072.48	Rev 12/21 Rehab Parts
46hbc	The Haven of Battle Cre	1/30/2022	01-2022	Rev 12/21 Accrued payables	J-336727		0.00	2,860.34	40,212.14	Rev 12/21 Rehab Carpets
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	10,134.70	0.00	50,346.84	465 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	12,332.00	0.00	62,678.84	368 Rehab
46hbc	The Haven of Battle Cre	10/20/2021	02-2022	Doci Inc (doci)	P-1181846	21626	10,471.70	0.00	73,150.54	456 Rehab
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,894.88	0.00	75,045.42	261 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	76,886.63	334 B1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	79,168.02	216 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	80,567.25	220 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,013.94	0.00	82,581.19	240 A2 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	84,862.58	347 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	86,703.79	249 B1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	88,103.02	367 a1 rehab cabinet order
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	90,384.41	336 C1 rehab cabinet
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	91,783.64	437 A 1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	93,182.87	120A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	94,582.10	338 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,399.23	0.00	95,981.33	306 A1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	98,262.72	448 C1 rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,378.93	0.00	99,641.65	360 A2 stock rehab cabinets
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	250.00	0.00	99,891.65	additional freight charge (split units)
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	2,281.39	0.00	102,173.04	c1 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	104,014.25	109-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	11/22/2021	02-2022	National Cabinet Company (nationalcab)	P-1185097	200112221	1,841.21	0.00	105,855.46	309-200 rehab cabinet stock
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182786	072803 02	13.74	0.00	105,869.20	U=437-215 :rehab plumbing

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182787	072803 01	403.47	0.00	106,272.67	U=437-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182788	072801 02	13.74	0.00	106,286.41	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182789	072801 01	403.47	0.00	106,689.88	U=338-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182790	072798 01	403.47	0.00	107,093.35	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182791	072798 02	13.74	0.00	107,107.09	U=334-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182792	072799 01	403.47	0.00	107,510.56	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1182793	072799 02	13.74	0.00	107,524.30	U=120-200 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	194.01	0.00	107,718.31	U=249-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184138	072791 01	65.00	0.00	107,783.31	249-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	192.91	0.00	107,976.22	U=347-215 :rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184139	072788 01	174.85	0.00	108,151.07	347-215 Rehab plumbing
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184142	072795 02	13.74	0.00	108,164.81	240-215 rehab
46hbc	The Haven of Battle Cre	12/2/2021	02-2022	M. Cooper Win Supply (winsupply)	P-1184143	072788 02	13.74	0.00	108,178.55	347-215 Rehab
46hbc	The Haven of Battle Cre	1/7/2022	02-2022	The Home Depot Pro (howilm)	P-1182644	661924530	391.46	0.00	108,570.01	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1180403	662191329	78.52	0.00	108,648.53	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	Lowe's Pro (lowespro)	P-1180406	10514596-0C	113.40	0.00	108,761.93	U=240-215 :rehab mirror
46hbc	The Haven of Battle Cre	1/10/2022	02-2022	The Home Depot Pro (howilm)	P-1184214	662191303	105.72	0.00	108,867.65	U=240-215 :rehab parts
46hbc	The Haven of Battle Cre	1/19/2022	02-2022	Renovation Systems (renovat60605)	P-1182794	501720	1,149.22	0.00	110,016.87	338-215 Carpet
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181841	664219698	71.75	0.00	110,088.62	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181842	664219706	214.55	0.00	110,303.17	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/20/2022	02-2022	The Home Depot Pro (howilm)	P-1181844	664219722	41.11	0.00	110,344.28	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182369	664479201	1,632.13	0.00	111,976.41	U=367-215 :Rehab fridge and stove
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182370	664479219	445.12	0.00	112,421.53	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	The Home Depot Pro (howilm)	P-1182371	664479227	457.20	0.00	112,878.73	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182372	10571596-0C	768.04	0.00	113,646.77	U=367-215 :Rehab dishwasher and microwave
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	24.50	0.00	113,671.27	U=220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	137.13	0.00	113,808.40	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	1.92	0.00	113,810.32	220-200 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1182373	10573831-0C	10.81	0.00	113,821.13	367-215 :rehab parts
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182795	501721	1,880.66	0.00	115,701.79	249-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Renovation Systems (renovat60605)	P-1182796	501723	1,147.44	0.00	116,849.23	437-215 Carpet
46hbc	The Haven of Battle Cre	1/21/2022	02-2022	Lowe's Pro (lowespro)	P-1184213	10455421-0C	0.00	629.15	116,220.08	261-215 Appliance
46hbc	The Haven of Battle Cre	1/26/2022	02-2022	The Home Depot Pro (howilm)	P-1184097	665301354	20.92	0.00	116,241.00	U=437-215 :rehab parts
46hbc	The Haven of Battle Cre	1/28/2022	02-2022	The Home Depot Pro (howilm)	P-1184098	665301362	62.75	0.00	116,303.75	249-215 Rehab Parts
46hbc	The Haven of Battle Cre	1/31/2022	02-2022	The Home Depot Pro (howilm)	P-1181843	664219714	90.73	0.00	116,394.48	U=367-215 :rehab parts
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	The Home Depot Pro (howilm)	P-1184090	666359799	44.83	0.00	116,439.31	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184091	666626148	20.92	0.00	116,460.23	U=338-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184092	666626155	65.75	0.00	116,525.98	U=437-215 :rehab hardware
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184094	666626171	157.07	0.00	116,683.05	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184095	666626189	184.29	0.00	116,867.34	U=336-215 :rehab parts

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	2/2/2022	02-2022	The Home Depot Pro (howilm)	P-1184096	666626197	251.55	0.00	117,118.89	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/2/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184141	072791 02	13.74	0.00	117,132.63	249-215 Rehab
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182649	778311	346.38	0.00	117,479.01	U=306-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1182650	778313	516.77	0.00	117,995.78	U=336-215 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182654	080671 01	458.06	0.00	118,453.84	U=336-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184088	666868609	282.79	0.00	118,736.63	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	The Home Depot Pro (howilm)	P-1184089	666868617	428.24	0.00	119,164.87	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184128	10636959-0C	321.84	0.00	119,486.71	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/3/2022	02-2022	Lowes Pro (lowespro)	P-1184129	10637046-0C	263.66	0.00	119,750.37	U=336-215 :rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184217	667371595	20.92	0.00	119,771.29	336-215 Rehab parts
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,802.48	U=336-215 :Digital thermosta(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	31.19	0.00	119,833.67	U=306-200 :Digital thermosta(backorder)
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,849.65	336-215 Thermostats
46hbc	The Haven of Battle Cre	2/7/2022	02-2022	The Home Depot Pro (howilm)	P-1184491	667371603	15.98	0.00	119,865.63	306-200 Thermostats
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1182653	080670 01	368.13	0.00	120,233.76	U=306-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,330.36	U=220-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,426.96	U=367-215 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,523.56	U=323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,690.86	U=336-215 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	167.30	0.00	120,858.16	U=216-200 :rehab vanity tops 31x22, 25x22
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	Shapes Supply Company (mcooper)	P-1182895	0068632-IN	96.60	0.00	120,954.76	U=306-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	2/15/2022	02-2022	The Home Depot Pro (howilm)	P-1184093	666626163	179.21	0.00	121,133.97	U=306-200 :rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184137	072794 01	403.47	0.00	121,537.44	261-215 Rehab parts
46hbc	The Haven of Battle Cre	2/16/2022	02-2022	M. Cooper Win Supply (winsupply)	P-1184140	072794 02	13.74	0.00	121,551.18	261-215 Rehab
46hbc	The Haven of Battle Cre	2/17/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184492	781403	423.14	0.00	121,974.32	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/23/2022	02-2022	Idlewood Electric Supply Inc (idlewood)	P-1184888	782687	109.14	0.00	122,083.46	U=216-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	4,725.59	117,357.87	Rev Renovations Carpet
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	31,077.34	86,280.53	Rev Rehab Cabinets
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,368.53	31x22 vanity top rehab units: 456,
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,468.53	24x36 black mirror unit: 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	180.61	0.00	86,649.14	30x36 black mirror units: 456
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	86,749.14	25x22 vanity top368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	40.00	0.00	86,789.14	side splash 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,877.14	31x22 vanity top rehab units 465
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	88.00	0.00	86,965.14	31x22 vanity top rehab units 368
46hbc	The Haven of Battle Cre	9/13/2021	03-2022	Shapes Supply Company (mcooper)	P-1187560	0068462-IN	100.00	0.00	87,065.14	30x36 black mirror units 465
46hbc	The Haven of Battle Cre	11/10/2021	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190756	30549	423.82	0.00	87,488.96	11/10/21 Bulk Item Removal
46hbc	The Haven of Battle Cre	1/31/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1190757	31403	1,245.39	0.00	88,734.35	01/31/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,256.24	U=447-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	89,778.13	U=306-200 :rehab dishwasher

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46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.89	0.00	90,300.02	U=216-200 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188814	667927339	521.88	0.00	90,821.90	U=336-215 :rehab dishwasher
46hbc	The Haven of Battle Cre	2/9/2022	03-2022	The Home Depot Pro (howilm)	P-1188815	667927347	761.59	0.00	91,583.49	U=306-200 :rehab stove
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	91,863.64	U=367-215 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	330.45	0.00	92,194.09	U=216-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,474.24	U=306-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/10/2022	03-2022	The Home Depot Pro (howilm)	P-1188816	668201783	280.15	0.00	92,754.39	U=323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	2/11/2022	03-2022	The Home Depot Pro (howilm)	P-1188818	668454069	56.95	0.00	92,811.34	367-215 Parts
46hbc	The Haven of Battle Cre	2/16/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1187013	072795 01	403.47	0.00	93,214.81	240-215 Rehab Parts
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	85.22	0.00	93,300.03	U=367-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186858	10681222-0C	170.45	0.00	93,470.48	U=336-215 :rehab mirrors
46hbc	The Haven of Battle Cre	2/18/2022	03-2022	Lowe's Pro (lowespro)	P-1186859	10691037-0C	85.23	0.00	93,555.71	U=220-200 :rehab mirrors
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Renovation Systems (renovat60605)	P-1186841	504153	2,188.93	0.00	95,744.64	U=336-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	2/24/2022	03-2022	Renovation Systems (renovat60605)	P-1186842	504134	985.12	0.00	96,729.76	U=240-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	7,714.35	0.00	104,444.11	U=220-200 U =220-200:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	7,714.35	0.00	112,158.46	U=367-215 U =367-215:rehab install
46hbc	The Haven of Battle Cre	3/10/2022	03-2022	Doc Inc (doc)	P-1189022	22114	12,097.75	0.00	124,256.21	U=336-215 U =336-215:rehab install
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	346.50	0.00	124,602.71	U=220-200 U =220-200:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	396.00	0.00	124,998.71	U=367-215 U =367-215:rehab install extras
46hbc	The Haven of Battle Cre	3/11/2022	03-2022	Doc Inc (doc)	P-1187720	22121	1,175.50	0.00	126,174.21	U=336-215 U =336-215:rehab install extras
46hbc	The Haven of Battle Cre	3/15/2022	03-2022	The Home Depot Pro (howilm)	P-1188817	668454051	26.31	0.00	126,200.52	367-215 Rehab
46hbc	The Haven of Battle Cre	3/16/2022	03-2022	The Home Depot Pro (howilm)	P-1189750	674471016	530.50	0.00	126,731.02	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/17/2022	03-2022	The Home Depot Pro (howilm)	P-1189752	674732102	696.02	0.00	127,427.04	U=132-200 :rehab parts
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	323.72	0.00	127,750.76	U=106-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Idlewood Electric Supply Inc (idlewood)	P-1189069	788105	37.80	0.00	127,788.56	106-200 Rehab light fixtures
46hbc	The Haven of Battle Cre	3/19/2022	03-2022	Junk Genius - Trash it Now (junkg29088)	P-1189980	32052	1,282.75	0.00	129,071.31	03/19/22 Bulk Item Removal
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189294	085552 01	446.69	0.00	129,518.00	U=309-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189295	085551 01	415.53	0.00	129,933.53	U=109-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	03-2022	M. Cooper Win Supply (winsupply)	P-1189296	085550 01	350.78	0.00	130,284.31	U=106-200 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192637	506236	1,140.12	0.00	131,424.43	U=220-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/21/2022	04-2022	Renovation Systems (renovat60605)	P-1192638	506237	1,140.12	0.00	132,564.55	U=367-215 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Renovation Systems (renovat60605)	P-1192639	508017	1,209.96	0.00	133,774.51	U=306-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	3/29/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191528	790455	471.54	0.00	134,246.05	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/30/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1191529	790768	54.04	0.00	134,300.09	U=436-215 :Rehab light fixtures
46hbc	The Haven of Battle Cre	3/31/2022	04-2022	All Inc. (allinc)	P-1191845	S1541371.00	2,059.33	0.00	136,359.42	U=132-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192812	10943633-0C	113.40	0.00	136,472.82	U=106-200 :rehab mirror 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	Lowe's Pro (lowespro)	P-1192813	10943723-0C	226.77	0.00	136,699.59	U=132-200 :rehab mirrors (2) 30x36
46hbc	The Haven of Battle Cre	4/4/2022	04-2022	The Home Depot Pro (howilm)	P-1193090	677854325	238.11	0.00	136,937.70	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	The Home Depot Pro (howilm)	P-1193091	678130147	557.35	0.00	137,495.05	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	425.84	0.00	137,920.89	U=109-200 :rehab light fixtures

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46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193834	794351	47.55	0.00	137,968.44	U=109-200 :rehab light fixtures / Cont
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	425.84	0.00	138,394.28	U=309-200 :rehab light fixtures
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1193835	794352	47.55	0.00	138,441.83	U=309-200 :rehab light fixtures/ Cont
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	All Inc. (allinc)	P-1193850	S1542280.00	2,064.73	0.00	140,506.56	U=106-200 :rehab appliance
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	148,220.91	U=306-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194115	22263	7,714.35	0.00	155,935.26	U=106-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Doci Inc (doci)	P-1194116	22264	12,097.75	0.00	168,033.01	U=132-200 :rehab install
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,271.42	U=436-215 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	238.41	0.00	168,509.83	U=216-200 :rehab vanity tops 2 31x22
46hbc	The Haven of Battle Cre	4/19/2022	04-2022	Shapes Supply Company (mcooper)	P-1194940	0068723-IN	119.22	0.00	168,629.05	U=239-215 :rehab vanity top 1 31x22
46hbc	The Haven of Battle Cre	4/21/2022	04-2022	Doci Inc (doci)	P-1194369	22280	523.50	0.00	169,152.55	U=306-200 U =306-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194370	22281	1,282.50	0.00	170,435.05	rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194371	22282	1,109.00	0.00	171,544.05	U=106-200 U =106-200:rehab install extras
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194660	22286	2,812.50	0.00	174,356.55	U=132-200 U =132-200:rehab cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	176,608.05	U=309-200 U =309-200:309-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,251.50	0.00	178,859.55	U=109-200 U =109-200:109-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	181,672.05	U=332-200 U =332-200:332-200 Cabinets
46hbc	The Haven of Battle Cre	4/22/2022	04-2022	Doci Inc (doci)	P-1194813	22294	2,812.50	0.00	184,484.55	U=436-215 U =436-215:436-215 Cabinets
46hbc	The Haven of Battle Cre	4/25/2022	04-2022	Idlewood Electric Supply Inc (idlewood)	P-1194686	796680	546.07	0.00	185,030.62	U=436-215 :436-215 Lighting
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowes Pro (lowespro)	P-1199040	10659942-0C	1,133.80	0.00	186,164.42	U=306-200 :rehab appliance ( fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowes Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	187,987.08	U=447-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowes Pro (lowespro)	P-1199201	10659807-0C	1,822.66	0.00	189,809.74	U=336-215 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	2/9/2022	05-2022	Lowes Pro (lowespro)	P-1199201	10659807-0C	1,822.67	0.00	191,632.41	U=216-200 :rehab appliance ( stove, fridge, microwave)
46hbc	The Haven of Battle Cre	3/29/2022	05-2022	M. Cooper Win Supply (winsupply)	P-1198421	087883-01	459.05	0.00	192,091.46	U=436-215 :rehab plumbing fixtures
46hbc	The Haven of Battle Cre	4/6/2022	05-2022	Renovation Systems (renovat60605)	P-1198416	505968	2,227.99	0.00	194,319.45	U=247-215 :247-215: Carpet Replacement
46hbc	The Haven of Battle Cre	4/21/2022	05-2022	Renovation Systems (renovat60605)	P-1197277	509606	2,227.99	0.00	196,547.44	U=132-200 :rehab carpet replacement
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196650	681519849	445.21	0.00	196,992.65	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/22/2022	05-2022	The Home Depot Pro (howilm)	P-1196651	681519856	445.21	0.00	197,437.86	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	All Inc. (allinc)	P-1196642	S1542199.00	1,282.63	0.00	198,720.49	332-200 appliances
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowes Pro (lowespro)	P-1196644	11052541-0C	42.91	0.00	198,763.40	U=436-215 :436-215 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowes Pro (lowespro)	P-1196644	11052541-0C	42.92	0.00	198,806.32	U=332-200 :332-200 Under cabinet light
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowes Pro (lowespro)	P-1196645	11052597-0C	226.77	0.00	199,033.09	U=332-200 :332-200 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Lowes Pro (lowespro)	P-1196645	11052597-0C	226.78	0.00	199,259.87	U=436-215 :436-215 Mirror
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196647	681780425	89.46	0.00	199,349.33	U=106-200 :rehab parts
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196648	681780433	710.71	0.00	200,060.04	U=436-215 :436-215 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	The Home Depot Pro (howilm)	P-1196649	681780441	710.71	0.00	200,770.75	U=332-200 :332-200 Supplies
46hbc	The Haven of Battle Cre	4/25/2022	05-2022	Renovation Systems (renovat60605)	P-1198417	510718	1,140.12	0.00	201,910.87	U=106-200 :106-200: Carpet Replacement
46hbc	The Haven of Battle Cre	4/27/2022	05-2022	Shapes Supply Company (mcooper)	P-1196641	0068740-in	238.42	0.00	202,149.29	U=332-200 :vanity top C1 (2 31x22)
46hbc	The Haven of Battle Cre	5/1/2022	05-2022	Reclass 03/22 Tiles/Faucet/Mirrors	J-344121	Reclass	1,920.28	0.00	204,069.57	03/22 Tiles/Faucet/Mirrors
46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1198921	683644397	32.67	0.00	204,102.24	U=436-215 :436-215 Medicine Cabinet

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46hbc	The Haven of Battle Cre	5/4/2022	05-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1198921	683644397	32.66	0.00	204,134.90	U=332-200 :332-200 Medicine Cabinet
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U=220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	212,944.71	U =220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	211,070.09	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	3,185.95	207,884.14	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	206,009.52	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	0.00	1,874.62	204,134.90	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	206,009.52	U =220-200 U =220-200:220-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	207,884.14	U =367-215 U =367-215:367-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	3,185.95	0.00	211,070.09	U =336-215 U =336-215:336-215: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	212,944.71	U =306-200 U =306-200:306-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	Doci Inc (doci)	P-1198919	22346	1,874.62	0.00	214,819.33	U =106-200 U =106-200:106-200: Cabinets
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199045	S1541033.00	2,058.26	0.00	216,877.59	U =109-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	1,336.56	0.00	218,214.15	436-215 appliances
46hbc	The Haven of Battle Cre	5/10/2022	05-2022	All Inc. (allinc)	P-1199046	S1542201.00	722.77	0.00	218,936.92	332-200 appliances
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,422.00	U =436-215 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	219,907.08	U =109-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.08	0.00	220,392.16	U =332-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	220,877.26	U =216-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/12/2022	05-2022	Sherwin Williams Co. (sherwinmn)	P-1199038	3261-9	485.10	0.00	221,362.36	U =309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	5/16/2022	05-2022	All Inc. (allinc)	P-1200228	S1541033.00	1,566.35	0.00	222,928.71	U =309-200 :rehab appliance
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	209.60	0.00	223,138.31	U =109-200 :109-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	210.26	0.00	223,348.57	U =309-200 :309-200 Mirror
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	Lowe's Pro (lowespro)	P-1196646	11052655-0C	121.88	0.00	223,470.45	U =239-215 :239-215 Mirror
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	0.00	280.15	223,190.30	U =323-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1188816	J-343874	:Reclass P-11	280.15	0.00	223,470.45	U =332-200 :rehab paint supplies
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	0.00	96.60	223,373.85	U =323-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	6/3/2022	05-2022	:Reclass Expense P-1182895	J-343875	:Reclass P-11	96.60	0.00	223,470.45	U =332-200 :rehab vanity tops 31x22
46hbc	The Haven of Battle Cre	4/25/2022	06-2022	M. Cooper Win Supply (winsupply)	P-1203942	091932 01	459.05	0.00	223,929.50	U =436-215 :436-215 Plumbing
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,052.86	U =332-200 :332-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,176.22	U =109-200 :109-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.36	0.00	224,299.58	U =309-200 :309-200: Vanity Top
46hbc	The Haven of Battle Cre	5/5/2022	06-2022	Shapes Supply Company (mcooper)	P-1202212	0068749-IN	123.33	0.00	224,422.91	U =216-200 :216-200: Vanity Top
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	668.84	0.00	225,091.75	436-215 appliances
46hbc	The Haven of Battle Cre	5/6/2022	06-2022	All Inc. (allinc)	P-1202227	S1542199.00	107.86	0.00	225,199.61	436-215 appliances- Cont
46hbc	The Haven of Battle Cre	5/13/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202426	685483869	186.65	0.00	225,386.26	U =247-215 :Baseboard Heater Panels



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46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	2,200.00	0.00	227,586.26	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/16/2022	06-2022	Renovation Systems (renovat60605)	P-1202846	512359	477.68	0.00	228,063.94	U=436-215 :436-215: Carpet replacement
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202217	686003492	65.33	0.00	228,129.27	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202218	686003500	414.23	0.00	228,543.50	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202219	686003518	81.19	0.00	228,624.69	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/17/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202220	686003526	414.23	0.00	229,038.92	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202221	686257866	585.08	0.00	229,624.00	U=109-200 :109-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/18/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1202425	686257874	569.22	0.00	230,193.22	U=309-200 :309-200: Parts for Rehab
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.92	0.00	230,236.14	U=109-200 :109-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Lowes Pro (lowespro)	P-1200884	11185578-0C	42.91	0.00	230,279.05	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202213	22415	13,705.55	0.00	243,984.60	U=436-215 U =436-215:rehab install.
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202213	22415	869.62	0.00	244,854.22	U=436-215 U =436-215:rehab install. - Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202214	22416	13,705.00	0.00	258,559.22	U=332-200 U =332-200:Labor
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202214	22416	1,143.42	0.00	259,702.64	U=332-200 U =332-200:Labor- Cont
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202215	22417	10,676.89	0.00	270,379.53	U=109-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202215	22417	10,771.39	0.00	281,150.92	U=309-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202216	22418	13,705.55	0.00	294,856.47	U=216-200 :rehab install
46hbc	The Haven of Battle Cre	5/27/2022	06-2022	Doc Inc (doci)	P-1202216	22418	848.17	0.00	295,704.64	U=216-200 :rehab install- Cont
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	550.50	0.00	296,255.14	U=436-215 U =436-215:436-215: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	482.50	0.00	296,737.64	U=332-200 U =332-200:332-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	198.00	0.00	296,935.64	U=109-200 U =109-200:109-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	233.00	0.00	297,168.64	U=309-200 U =309-200:309-200: Add Labor
46hbc	The Haven of Battle Cre	5/31/2022	06-2022	Doc Inc (doci)	P-1202222	22427	148.50	0.00	297,317.14	U=216-200 U =216-200:216-200: Add Labor
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203456	514400	1,937.54	0.00	299,254.68	U=109-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	2,200.00	0.00	301,454.68	U=332-200 :rehab carpet install
46hbc	The Haven of Battle Cre	6/1/2022	06-2022	Renovation Systems (renovat60605)	P-1203930	514397	406.34	0.00	301,861.02	U=332-200 :rehab carpet install - Cont
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Lowes Pro (lowespro)	P-1203270	11268042-0C	59.08	0.00	301,920.10	rehab/ bathroom light fixture
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203935	688759331	32.66	0.00	301,952.76	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203936	688759349	32.66	0.00	301,985.42	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	The Home Depot Pro (howilm)	P-1203937	688759356	62.89	0.00	302,048.31	U=109-200 :rehab parts
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203933	689287829	65.33	0.00	302,113.64	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	324.23	0.00	302,437.87	U=216-200 :216-200: Blinds
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	141.21	0.00	302,579.08	U=216-200 :216-200: Door hardware
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	92.51	0.00	302,671.59	U=216-200 :216-200: Lighting
46hbc	The Haven of Battle Cre	6/6/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1203934	689287837	13.95	0.00	302,685.54	U=216-200 :216-200: Dig Thermostat
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	372.26	0.00	303,057.80	U=309-200 U =309-200:309-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	372.26	0.00	303,430.06	U=109-200 U =109-200:109-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	303,803.51	U=332-200 U =332-200:332-200: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	304,176.96	U=436-215 U =436-215:436-215: Rem balance cabinets
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	Doc Inc (doci)	P-1202869	22465	373.45	0.00	304,550.41	U=132-200 U =132-200:132-200: Rem balance cabinets

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46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	302.11	0.00	304,852.52	U=216-200 :216-200: Plumbing
46hbc	The Haven of Battle Cre	6/7/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1203932	689551364	361.16	0.00	305,213.68	U=216-200 :216-200: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	21.69	0.00	305,235.37	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204728	690077193	10.03	0.00	305,245.40	U=216-200 :216-200: Gang decorator
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204730	690077235	19.68	0.00	305,265.08	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	90.80	0.00	305,355.88	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	80.13	0.00	305,436.01	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/9/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1204743	690077227	179.22	0.00	305,615.23	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1203939	807679	266.94	0.00	305,882.17	U=239-215 :239-215: Lighting
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	48.88	0.00	305,931.05	U=239-215 :239-215: Blinds
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	11.97	0.00	305,943.02	U=239-215 :239-215: Door hardware
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	270.58	0.00	306,213.60	U=239-215 :239-215: Plumbing
46hbc	The Haven of Battle Cre	6/10/2022	06-2022	HD Supply Facilities Maintenance LTD (hdsu	P-1205059	690314703	228.42	0.00	306,442.02	U=239-215 :239-215: Misc parts
46hbc	The Haven of Battle Cre	6/16/2022	06-2022	Docu Inc (docu)	P-1206299	22514	8,241.33	0.00	314,683.35	U=239-215 :Labor Rehab
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	All Inc. (allinc)	P-1205175	S1547517.00	1,239.48	0.00	315,922.83	U=105-200 :105-200: Appliances
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,042.01	U=105-200 :105-200: Vanity 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,161.19	U=214-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	119.18	0.00	316,280.37	U=304-200 25 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,416.90	U=353-215 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.51	0.00	316,553.41	U=304-200 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Shapes Supply Company (mcooper)	P-1205207	0068799-IN	136.53	0.00	316,689.94	Stock Vanity 31 x 22
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	375.00	0.00	317,064.94	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Idlewood Electric Supply Inc (idlewood)	P-1206301	810576	474.76	0.00	317,539.70	U=105-200 :105-200: Lighting
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,146.06	U=239-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	318,752.42	U=309-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,358.78	U=272-215 :Rehab Paint
46hbc	The Haven of Battle Cre	6/20/2022	06-2022	Sherwin Williams Co. (sherwinmn)	P-1205177	4960-5	606.36	0.00	319,965.14	U=105-200 :Rehab Paint
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Marquette Management, Inc (mmiamex)	P-1205515	295742	437.72	0.00	320,402.86	Rehab Knobs
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	350.86	0.00	320,753.72	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/17/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211165	016162 01	107.65	0.00	320,861.37	U= 239-215: Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	279.98	0.00	321,141.35	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	51.46	0.00	321,192.81	U=105-200 : Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	33.00	0.00	321,225.81	U=105-200 : Door hardware
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209075	691843890	234.92	0.00	321,460.73	U=105-200 :Lighting/Electrical
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209076	691843908	52.34	0.00	321,513.07	U=105-200 :105-200: Misc parts
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	288.48	0.00	321,801.55	U=105-200 :Hardware/Electrical/Blinds
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	The Home Depot Pro (howilm)	P-1209077	691843916	35.48	0.00	321,837.03	U=105-200 :Thermostat
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	1,884.68	0.00	323,721.71	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/20/2022	07-2022	Renovation Systems (renovat60605)	P-1211578	516110	299.04	0.00	324,020.75	U=309-200 : Carpet
46hbc	The Haven of Battle Cre	6/21/2022	07-2022	Renovation Systems (renovat60605)	P-1209065	516078	2,412.13	0.00	326,432.88	U=216-200 : Carpet Replacement

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46hbc	The Haven of Battle Cre	6/23/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211166	016308 01	350.38	0.00	326,783.26	U=105-200 :Plumbing
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1209089	516977	1,250.70	0.00	328,033.96	U=239-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/27/2022	07-2022	Renovation Systems (renovat60605)	P-1211889	516986	1,578.68	0.00	329,612.64	U=105-200 :Rehab carpet install
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	The Home Depot Pro (howilm)	P-1209074	693352023	276.86	0.00	329,889.50	U=309-200 :Microwave
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	113.52	0.00	330,003.02	U=239-215 :239-215: Mirror
46hbc	The Haven of Battle Cre	6/28/2022	07-2022	Lowe's Pro (lowespro)	P-1210487	11414607-0C	214.05	0.00	330,217.07	U=309-200 :309-200: Mirrors
46hbc	The Haven of Battle Cre	7/5/2022	07-2022	Doci Inc (doci)	P-1209068	22596	247.50	0.00	330,464.57	U=239-215 U =239-215:239-215: Add Labor
46hbc	The Haven of Battle Cre	7/6/2022	07-2022	All Inc. (allinc)	P-1209099	S1544330.00	2,111.11	0.00	332,575.68	U=272-215 :272-215: Appliances
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	The Home Depot Pro (howilm)	P-1209079	692350085	90.80	0.00	332,666.48	U=105-200 :105-200: Blinds
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,691.48	U=309-200 :309-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,716.48	U=216-200 :216-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,741.48	U=105-200 :105-200: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	25.00	0.00	332,766.48	U=239-215 :239-215: Light
46hbc	The Haven of Battle Cre	7/7/2022	07-2022	Idlewood Electric Supply Inc (idlewood)	P-1209095	813433	384.52	0.00	333,151.00	U=272-215 :272-215: Lighting
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209097	S1541033.00	463.86	0.00	333,614.86	U=309-200 :rehab appliance
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	All Inc. (allinc)	P-1209098	S1543699.00	2,059.33	0.00	335,674.19	U=239-215 :Appliances
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	3,185.95	0.00	338,860.14	U=216-200 U =216-200:216-200: Cabinets
46hbc	The Haven of Battle Cre	7/8/2022	07-2022	Doci Inc (doci)	P-1209223	22613	1,874.62	0.00	340,734.76	U=239-215 U =239-215:239-215: Cabinets
46hbc	The Haven of Battle Cre	7/11/2022	07-2022	Winsupply Minneapolis (winnsu106146)	P-1211167	016509 01	446.18	0.00	341,180.94	U=309-200: Plumbing
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	2,623.76	0.00	343,804.70	U=105-200 U =105-200:105-200: Cabinets
46hbc	The Haven of Battle Cre	7/12/2022	07-2022	Doci Inc (doci)	P-1209091	22626	1,874.62	0.00	345,679.32	U=272-215 U =272-215:272-215: Cabinets
46hbc	The Haven of Battle Cre	7/15/2022	07-2022	The Home Depot Pro (howilm)	P-1211306	696383314	0.00	30.28	345,649.04	U=105-200 Misc Part
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	1,896.00	0.00	347,545.04	U=272-215: Plank
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	155.13	0.00	347,700.17	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	775.00	0.00	348,475.17	U=272-215: Countertops
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	717.20	0.00	349,192.37	U=272-215: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1211715	22665	5,181.12	0.00	354,373.49	U=272-215: Labor
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	2,781.00	0.00	357,154.49	U= 105-200: Flooring/Baseboard
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	775.00	0.00	357,929.49	U= 105-200: Countertop
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	1,095.82	0.00	359,025.31	U= 105-200: Doors
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	140.40	0.00	359,165.71	U= 105-200: Door hardware
46hbc	The Haven of Battle Cre	7/21/2022	07-2022	Doci Inc (doci)	P-1212002	22666	6,974.94	0.00	366,140.65	U= 105-200: Labor
46hbc	The Haven of Battle Cre	7/25/2022	07-2022	All Inc. (allinc)	P-1211888	S1547517.00	782.09	0.00	366,922.74	U=105-200: Appliances
46hbc	The Haven of Battle Cre	7/12/2022	08-2022	Lowe's Pro (lowespro)	P-1215522	11466607-0C	66.76	0.00	366,989.50	U=216-200 :rehab light fixture
46hbc	The Haven of Battle Cre	7/15/2022	08-2022	Lowe's Pro (lowespro)	P-1211305	11511301-0C	45.47	0.00	367,034.97	U=105-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	90.80	0.00	367,125.77	U=272-215: Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.99	0.00	367,223.76	U=272-215 :Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	80.12	0.00	367,303.88	U=272-215: Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	17.23	0.00	367,321.11	U=272-215: Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211307	696638956	97.84	0.00	367,418.95	U=272-215: Misc parts

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46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	51.62	0.00	367,470.57	U=272-215 :Blinds
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.13	0.00	367,712.70	U=272-215 :Plumbing
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	11.98	0.00	367,724.68	U=272-215 :Door hardware
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	2.77	0.00	367,727.45	U=272-215 :Lighting
46hbc	The Haven of Battle Cre	7/18/2022	08-2022	The Home Depot Pro (howilm)	P-1211308	696638964	242.49	0.00	367,969.94	U=272-215 :Misc parts
46hbc	The Haven of Battle Cre	7/21/2022	08-2022	The Home Depot Pro (howilm)	P-1212740	697398162	1,313.92	0.00	369,283.86	rehab appliances(stove, microwave, DW)
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	The Home Depot Pro (howilm)	P-1213383	697896231	276.86	0.00	369,560.72	Rehab microwave
46hbc	The Haven of Battle Cre	7/25/2022	08-2022	Renovation Systems (renovat60605)	P-1213826	519519	1,250.70	0.00	370,811.42	U=272-215 :Rehab carpet install
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,009.42	U=272-215 : Add labor
46hbc	The Haven of Battle Cre	7/29/2022	08-2022	Doci Inc (doci)	P-1213377	22698	198.00	0.00	371,207.42	U=105-200 : Add labor
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	374,393.37	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	377,579.32	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	380,765.27	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	383,951.22	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	387,137.17	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	390,323.12	C1 Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	3,185.95	0.00	393,509.07	U=214-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	396,132.83	U=204-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	2,623.76	0.00	398,756.59	U=304-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	400,631.21	U=322-200 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,874.62	0.00	402,505.83	U=469-215 :Cabinets
46hbc	The Haven of Battle Cre	8/1/2022	08-2022	Doci Inc (doci)	P-1215007	22716	1,884.15	0.00	404,389.98	A2 Cabinets
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	67.88	0.00	404,457.86	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	93.42	0.00	404,551.28	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	272.58	0.00	404,823.86	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217898	700427537	43.68	0.00	404,867.54	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	37.88	0.00	404,905.42	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/8/2022	08-2022	The Home Depot Pro (howilm)	P-1217899	700427545	65.86	0.00	404,971.28	U=214-200 :Bathroom Accessories
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1215015	820825	578.48	0.00	405,549.76	U=214-200 : Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	Lowe's Pro (lowespro)	P-1217884	11661752-0C	249.46	0.00	405,799.22	U=214-200 :Mirrors
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	51.45	0.00	405,850.67	U=214-200 :Blinds
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	314.32	0.00	406,164.99	U=214-200 :Plumbing
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	The Home Depot Pro (howilm)	P-1217885	700671282	348.10	0.00	406,513.09	U=214-200 :Misc parts
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,607.17	U=214-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	94.08	0.00	406,701.25	U=204-200 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/11/2022	08-2022	Chadwell Supply Inc. (chadwell)	P-1217897	005148795	47.04	0.00	406,748.29	U=353-215 :Medicine Cabinet
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	407,517.79	U=214-200 :214: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	408,287.29	U=353-215 :353: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,056.79	U=304-200 :304: Rehab Paint
46hbc	The Haven of Battle Cre	8/16/2022	08-2022	Sherwin Williams Co. (sherwinmn)	P-1217894	4982-0	769.50	0.00	409,826.29	U=204-200 :204: Rehab Paint

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46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	400.00	0.00	410,226.29	U=353-215 :353-215: Lighting
46hbc	The Haven of Battle Cre	8/22/2022	08-2022	Idlewood Electric Supply Inc (idlewood)	P-1217909	823732	499.28	0.00	410,725.57	U=304-200 :304-200: Lighting
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	1,260.00	0.00	411,985.57	U=214-200 :Flooring
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	308.58	0.00	412,294.15	U=214-200 :Hardware
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	2,417.50	0.00	414,711.65	U=214-200 :Misc parts - Doors
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Doci Inc (doci)	P-1218785	22858	11,181.70	0.00	425,893.35	U=214-200 :Labor
46hbc	The Haven of Battle Cre	8/26/2022	08-2022	All Inc. (allinc)	P-1217917	S1551672.00	1,423.95	0.00	427,317.30	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	350.86	0.00	427,668.16	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	7/29/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220509	016510 01	55.78	0.00	427,723.94	U =239-215: Plumbing
46hbc	The Haven of Battle Cre	8/10/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220510	017317 01	463.02	0.00	428,186.96	U =214-200: Plumbing
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	2,420.00	0.00	430,606.96	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/24/2022	09-2022	Renovation Systems (renovat60605)	P-1220491	523000	257.68	0.00	430,864.64	U=214-200 :Rehab carpet replacement C1
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	468.17	0.00	431,332.81	U=204-200 :Lighting
46hbc	The Haven of Battle Cre	8/30/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220493	826025	100.00	0.00	431,432.81	U=204-200 :Lighting Freight
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223970	704631225	97.58	0.00	431,530.39	U=204-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223971	704631241	83.78	0.00	431,614.17	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223972	704631258	169.57	0.00	431,783.74	U=353-215 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223973	704631266	97.58	0.00	431,881.32	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223974	704631274	192.46	0.00	432,073.78	U=304-200 :Parts
46hbc	The Haven of Battle Cre	8/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223978	704631233	374.06	0.00	432,447.84	U=204-200 :Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1220504	826518	392.75	0.00	432,840.59	U=322-200 :Lighting
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220511	017631 01	350.38	0.00	433,190.97	U=353-215 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220512	017632 01	446.18	0.00	433,637.15	U=204-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	Winsupply Minneapolis (winnsu106146)	P-1220513	017633 01	446.18	0.00	434,083.33	U=304-200 :Plumbing
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221848	704878750	612.46	0.00	434,695.79	U=204-200 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221849	704878768	521.99	0.00	435,217.78	U=353-215 : Misc Parts
46hbc	The Haven of Battle Cre	9/1/2022	09-2022	The Home Depot Pro (howilm)	P-1221850	704878776	612.46	0.00	435,830.24	U=304-200 :Misc Parts
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	581.45	0.00	436,411.69	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/9/2022	09-2022	All Inc. (allinc)	P-1221846	S1551672.00	111.11	0.00	436,522.80	U=214-200 :Appliances
46hbc	The Haven of Battle Cre	9/14/2022	09-2022	Renovation Systems (renovat60605)	P-1223968	523805	1,544.78	0.00	438,067.58	U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223975	830945	394.21	0.00	438,461.79	U=469-215 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	533.28	0.00	438,995.07	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Idlewood Electric Supply Inc (idlewood)	P-1223976	830946	37.33	0.00	439,032.40	U=104-200 :Lighting
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.51	0.00	439,285.91	U=304-200 :Microwave
46hbc	The Haven of Battle Cre	9/23/2022	09-2022	All Inc. (allinc)	P-1223977	S1553376.00	253.50	0.00	439,539.41	U=322-200 :Microwave
46hbc	The Haven of Battle Cre	9/14/2022	10-2022	Reclass	J-352664	Reclass	0.00	1,544.78	437,994.63	Reclass U=215-459 :Rehab carpet install
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,374.53	304 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	438,754.43	322 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.90	0.00	439,134.33	469 Rehab Paint
46hbc	The Haven of Battle Cre	9/21/2022	10-2022	Sherwin Williams Co. (sherwinmn)	P-1226907	9352-0	379.91	0.00	439,514.24	104 Rehab Paint

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46hbc	The Haven of Battle Cre	9/23/2022	10-2022	Renovation Systems (renovat60605)	P-1226738	527323	1,643.15	0.00	441,157.39	U=204-200 :Carpet
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226901	526882	1,667.16	0.00	442,824.55	U=304-200 :carpet replacement
46hbc	The Haven of Battle Cre	9/26/2022	10-2022	Renovation Systems (renovat60605)	P-1226903	526896	1,079.17	0.00	443,903.72	U=353-215 :carpet replacement
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	Idlewood Electric Supply Inc (idlewood)	P-1226729	832204	72.63	0.00	443,976.35	U=239-215 : Lighting
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226743	709316475	465.39	0.00	444,441.74	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226744	709316483	79.40	0.00	444,521.14	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226745	709316491	321.34	0.00	444,842.48	U=322-200 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226746	709316509	742.26	0.00	445,584.74	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226747	709316517	79.40	0.00	445,664.14	U=469-215 :Parts
46hbc	The Haven of Battle Cre	9/28/2022	10-2022	The Home Depot Pro (howilm)	P-1226748	709316525	321.34	0.00	445,985.48	U=469-215 :Parts
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	507.00	0.00	446,492.48	U=353-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	775.00	0.00	447,267.48	U=353-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226718	23112	7,753.16	0.00	455,020.64	U=353-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	507.00	0.00	455,527.64	U=322-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	775.00	0.00	456,302.64	U=322-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226720	23114	6,695.45	0.00	462,998.09	U=322-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	507.00	0.00	463,505.09	U=469-215 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	775.00	0.00	464,280.09	U=469-215 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226721	23115	6,695.45	0.00	470,975.54	U=469-215 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	930.00	0.00	471,905.54	U=204-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	775.00	0.00	472,680.54	U=204-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226898	23111	10,095.96	0.00	482,776.50	U=204-200 :Labor
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	930.00	0.00	483,706.50	U=304-200 :Plank
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	775.00	0.00	484,481.50	U=304-200 :Countertop
46hbc	The Haven of Battle Cre	10/3/2022	10-2022	Doci Inc (doci)	P-1226899	23113	10,095.96	0.00	494,577.46	U=304-200 :Labor
46hbc	The Haven of Battle Cre	10/5/2022	10-2022	Renovation Systems (renovat60605)	P-1229335	527682	1,030.83	0.00	495,608.29	U=322-200 :Carpet
46hbc	The Haven of Battle Cre	10/6/2022	10-2022	Renovation Systems (renovat60605)	P-1229334	528445	1,030.83	0.00	496,639.12	U=469-215 :carpet replacement
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	313.22	0.00	496,952.34	U=304-200 :Mirrors/Blinds
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	122.96	0.00	497,075.30	U=322-200 :Mirror
46hbc	The Haven of Battle Cre	10/12/2022	10-2022	Lowe's Pro (lowespro)	P-1229333	12035140-0C	597.67	0.00	497,672.97	U=469-215 :Mirrors/Blinds/Microwave
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	499,360.13	U=369-215 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	501,047.29	A1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	1,687.16	0.00	502,734.45	A1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	505,095.83	U=128-200 Cabinet #1
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	507,457.21	B1 Cabinet #2
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	509,818.59	B1 Cabinet #3
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	512,179.97	B1 Cabinet #4
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	514,541.35	B1 Cabinet #5
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	516,902.73	B1 Cabinet #6
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	519,264.11	U=104-200 U=104-200:Cabinets

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	10/18/2022	10-2022	Doci Inc (doci)	P-1229343	23222	2,361.38	0.00	521,625.49	U=209-200 U =209-200:Cabinets
46hbc	The Haven of Battle Cre	10/25/2022	10-2022	Lowes Pro (lowespro)	P-1230296	12109357-0C	76.76	0.00	521,702.25	U =469-215 :Blinds
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,053.11	U =322-200:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	350.86	0.00	522,403.97	U =469-215:Plumbing
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	Winsupply Minneapolis (winnsu106146)	P-1236127	017898 01	446.81	0.00	522,850.78	U =104-200:Plumbing
46hbc	The Haven of Battle Cre	10/31/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232979	839945	394.21	0.00	523,244.99	U =369-215:Lighting
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233153	715128732	320.07	0.00	523,565.06	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233154	715128740	79.40	0.00	523,644.46	U=369-215 :Parts
46hbc	The Haven of Battle Cre	11/1/2022	11-2022	The Home Depot Pro (howilm)	P-1233155	715128757	194.64	0.00	523,839.10	U =369-215 :Parts
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1232980	840559	578.48	0.00	524,417.58	U =112-200:Lighting
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	108.44	0.00	524,526.02	U =104-200 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	Lowes Pro (lowespro)	P-1233001	12154253-0C	121.97	0.00	524,647.99	U =369-215 :Mirror
46hbc	The Haven of Battle Cre	11/2/2022	11-2022	The Home Depot Pro (howilm)	P-1233151	715368171	622.75	0.00	525,270.74	U=104-200 :Parts
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	129.21	0.00	525,399.95	U =369-215:Vanity
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,650.01	U =209-200:Vanity x2
46hbc	The Haven of Battle Cre	11/4/2022	11-2022	Shapes Supply Company (mcooper)	P-1232973	0068982-IN	250.06	0.00	525,900.07	U =112-200:Vanity x2
46hbc	The Haven of Battle Cre	11/9/2022	11-2022	The Home Depot Pro (howilm)	P-1233152	715128724	93.20	0.00	525,993.27	U =104-200 :Parts
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	138.20	0.00	526,131.47	U =243-215:Vanity
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,390.50	U =128-200:Vanity x 2
46hbc	The Haven of Battle Cre	11/11/2022	11-2022	Shapes Supply Company (mcooper)	P-1234008	0069011-IN	259.03	0.00	526,649.53	U =208-200 :Vanity x 2
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235979	532676	1,546.89	0.00	528,196.42	U=104-200 carpet replacement
46hbc	The Haven of Battle Cre	11/17/2022	11-2022	Renovation Systems (renovat60605)	P-1235980	532677	1,036.83	0.00	529,233.25	U =369-215 carpet replacement
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235987	845024	505.07	0.00	529,738.32	U =209-200 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235989	845050	392.75	0.00	530,131.07	U =439-215 :Lighting
46hbc	The Haven of Battle Cre	11/22/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235990	845051	392.75	0.00	530,523.82	U =243-215 :Lighting
46hbc	The Haven of Battle Cre	11/23/2022	11-2022	Idlewood Electric Supply Inc (idlewood)	P-1235988	845032	505.07	0.00	531,028.89	U =128-200 :Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,547.33	0.00	539,576.22	439-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	8,222.33	0.00	547,798.55	369-215 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	559,550.27	125-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	571,301.99	104-200 Rehab Unit
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	572,901.99	104-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,300.00	0.00	574,201.99	369-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	574,601.99	439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	400.00	0.00	575,001.99	243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,751.72	0.00	586,753.71	209-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	15,250.00	0.00	602,003.71	115-200 Rehab
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,600.00	0.00	603,603.71	128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	1,200.00	0.00	604,803.71	439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	800.00	0.00	605,603.71	204-200/104-200/322-200/469-215 Vanity Tops
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	605,850.44	U =204-200:Vanity Top

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46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	246.73	0.00	606,097.17	U =104-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,224.71	U =322-200:Vanity Top
46hbc	The Haven of Battle Cre	9/21/2022	12-2022	Shapes Supply Company (mcooper)	P-1238846	0068915-IN	127.54	0.00	606,352.25	U =469-215:Vanity Top
46hbc	The Haven of Battle Cre	10/14/2022	12-2022	Lowe's Pro (lowespro)	P-1238850	12051712-0C	0.00	121.97	606,230.28	U =304-200 :Mirror - Damaged
46hbc	The Haven of Battle Cre	11/2/2022	12-2022	The Home Depot Pro (howilm)	P-1242873	715368189	543.72	0.00	606,774.00	U =369-215:Parts
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowe's Pro (lowespro)	P-1238851	12213578-0C	253.51	0.00	607,027.51	U =104-200:microwave
46hbc	The Haven of Battle Cre	11/11/2022	12-2022	Lowe's Pro (lowespro)	P-1238852	12213592-0C	253.51	0.00	607,281.02	U =128-200 :microwave
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238856	717495329	29.70	0.00	607,310.72	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/15/2022	12-2022	The Home Depot Pro (howilm)	P-1238857	717495337	159.26	0.00	607,469.98	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowe's Pro (lowespro)	P-1238853	12236255-0C	118.27	0.00	607,588.25	U =128-200:Parts
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	Lowe's Pro (lowespro)	P-1238854	12236290-0C	230.41	0.00	607,818.66	U =128-200 :Mirrors
46hbc	The Haven of Battle Cre	11/16/2022	12-2022	The Home Depot Pro (howilm)	P-1238858	717744437	988.49	0.00	608,807.15	U =128-200 :Parts
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Doc Inc (doci)	P-1236126	23414	2,327.01	0.00	611,134.16	U =439-215 U =439-215:Cabinets
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242363	719161127	44.68	0.00	611,178.84	U =439-215:Parts
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	The Home Depot Pro (howilm)	P-1242364	719161135	20.88	0.00	611,199.72	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/29/2022	12-2022	The Home Depot Pro (howilm)	P-1242365	719396939	100.53	0.00	611,300.25	U =439-215 :Parts
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	82.80	0.00	611,383.05	U =439-215 :Blinds
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	274.95	0.00	611,658.00	U =439-215 :Microwave
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Lowe's Pro (lowespro)	P-1238847	12293624-0C	121.97	0.00	611,779.97	U =439-215 :Mirror
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	The Home Depot Pro (howilm)	P-1241718	719646622	634.29	0.00	612,414.26	U =439-215 :Parts
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	692.49	0.00	613,106.75	U =209-200:Rehab Paint 30 Gal Flat
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	1,194.44	0.00	614,301.19	U =115-200:Rehab Paint 30 Gal Eggshel
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Sherwin Williams Co. (sherwinmn)	P-1238855	0955-0	597.22	0.00	614,898.41	U =243-215:Rehab Paint 15 Gal Roppe Gray
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	1,600.00	0.00	616,498.41	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239480	533625	272.51	0.00	616,770.92	U =128-200 carpet replacement B1
46hbc	The Haven of Battle Cre	12/2/2022	12-2022	Renovation Systems (renovat60605)	P-1239481	533633	1,108.87	0.00	617,879.79	U =439-215 carpet replacement A3
46hbc	The Haven of Battle Cre	12/5/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243168	019271 01	355.19	0.00	618,234.98	U =439-215:Plumbing
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	1,027.00	0.00	619,261.98	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	813.75	0.00	620,075.73	U =439-215 U =439-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	63.78	0.00	620,139.51	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	692.52	0.00	620,832.03	U =439-215 U =439-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	5,543.71	0.00	626,375.74	U =439-215 U =439-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	486.00	0.00	626,861.74	U =439-215 U =439-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240219	23523	32.14	0.00	626,893.88	U =439-215 U =439-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	1,078.35	0.00	627,972.23	U =369-215 U =369-215:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	813.75	0.00	628,785.98	U =369-215 U =369-215:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	63.78	0.00	628,849.76	U =369-215 U =369-215:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	717.20	0.00	629,566.96	U =369-215 U =369-215:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240220	23524	5,260.00	0.00	634,826.96	U =369-215 U =369-215:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doc Inc (doci)	P-1240349	23525	1,493.10	0.00	636,320.06	U =128-200 U =128-200:Plank



The Haven of Battle Creek (46hbc)

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	813.75	0.00	637,133.81	U=128-200 U =128-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	102.30	0.00	637,236.11	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	1,134.52	0.00	638,370.63	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	7,885.23	0.00	646,255.86	U=128-200 U =128-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	45.12	0.00	646,300.98	U=128-200 U =128-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240349	23525	368.70	0.00	646,669.68	U=128-200 U =128-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,522.13	0.00	648,191.81	U=104-200 U =104-200:Plank
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	813.75	0.00	649,005.56	U=104-200 U =104-200:Countertop
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	102.30	0.00	649,107.86	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	1,134.52	0.00	650,242.38	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	8,192.03	0.00	658,434.41	U=104-200 U =104-200:Labor
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	45.12	0.00	658,479.53	U=104-200 U =104-200:Door Hardware
46hbc	The Haven of Battle Cre	12/7/2022	12-2022	Doci Inc (doci)	P-1240350	23526	573.33	0.00	659,052.86	U=104-200 U =104-200:Doors
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	159.00	0.00	659,211.86	U=439-215 U =439-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	263.00	0.00	659,474.86	U=369-215 U =369-215:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,705.86	U=128-200 U =128-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/12/2022	12-2022	Doci Inc (doci)	P-1239908	23560	231.00	0.00	659,936.86	U=104-200 U =104-200:Labor: Additional
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243166	018810 01	446.18	0.00	660,383.04	U =128-200:Plumbing
46hbc	The Haven of Battle Cre	12/19/2022	12-2022	Winsupply Minneapolis (winnsu106146)	P-1243167	018811 01	371.72	0.00	660,754.76	U =369-215:Plumbing
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	649,003.04	Rvs 209-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	15,250.00	633,753.04	Rvs 115-200 Rehab
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	632,153.04	Rvs 104-200 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,300.00	630,853.04	Rvs 369-215 Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,453.04	Rvs 439-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	400.00	630,053.04	Rvs 243-215 Rehab Lighting
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,600.00	628,453.04	Rvs 128-200 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,200.00	627,253.04	Rvs 439-215 Rehab Carpet
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,547.33	618,705.71	Rvs 439-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	8,222.33	610,483.38	Rvs 369-215 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	598,731.66	Rvs 128-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,751.72	586,979.94	Rvs 104-200 Rehab Labor
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,724.94	Rvs 204-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	255.00	586,469.94	Rvs 104-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,324.94	Rvs 322-200 Vanity Top
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	145.00	586,179.94	Rvs 469-215 Vanity Top
Net Change=586,179.94							721,319.72	135,139.78	586,179.94	= Ending Balance =
7550-0175	REHAB - BUILDING EXTERIOR								0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1238839	112822-3		19,370.00	0.00	19,370.00	Patio Door Replacements (10)
Net Change=19,370.00							19,370.00	0.00	19,370.00	= Ending Balance =

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Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				REHAB - ROOF					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	6/17/2022	06-2022	Gates General Contractor (gates)	P-1205304	42371	4,125.00	0.00	4,125.00	Chimney repair
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	17,905.50	0.00	22,030.50	Roof - Rebuild Stairs
46hbc	The Haven of Battle Cre	12/26/2022	12-2022	Gates General Contractor (gates)	P-1243654	42711	17,905.50	0.00	39,936.00	Crossover Stair Systems
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	17,905.50	22,030.50	Rvs Roof - Stairs
Net Change=22,030.50							39,936.00	17,905.50	22,030.50	= Ending Balance =
				REHAB - EXTERIOR PAINTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	0.00	21,900.00	0.00	Exterior Painting
46hbc	The Haven of Battle Cre	10/28/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181838	1842	21,900.00	0.00	21,900.00	Exterior Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	0.00	2,250.00	21,900.00	Change Order - Painting
46hbc	The Haven of Battle Cre	11/2/2021	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1180003	1841	2,250.00	0.00	24,150.00	Change Order - Painting
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	0.00	6,279.94	17,870.06	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	24,150.00	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	1/21/2022	01-2022	Final Coat Painting, Inc. (finalco42374)	P-1181839	1860	6,279.94	0.00	30,429.94	Exterior Pressure Washing
46hbc	The Haven of Battle Cre	2/28/2022	02-2022	Rev 1/22 Accrued Payables	J-338352		0.00	21,900.00	8,529.94	Rev Exterior Paint
Net Change=8,529.94							60,859.88	52,329.94	8,529.94	= Ending Balance =
				REHAB - EXTERIOR LIGHTING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	1,927.00	-1,927.00	Rvs Conduit Repair
Net Change=-1,927.00							0.00	1,927.00	-1,927.00	= Ending Balance =
				REHAB - C AREA HALLWAYS					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	2/25/2022	02-2022	Doc Inc (doc)	P-1185519	289448	10,853.46	0.00	10,853.46	Unit Door Hardware
46hbc	The Haven of Battle Cre	2/25/2022	03-2022	The Home Depot Pro (howilm)	P-1187128	671007136	195.73	0.00	11,049.19	250 Box Key Blanks
46hbc	The Haven of Battle Cre	3/4/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1187771	1889	24,995.63	0.00	36,044.82	Hallway Painting
46hbc	The Haven of Battle Cre	3/18/2022	03-2022	Final Coat Painting, Inc. (finalco42374)	P-1189582	1899	24,995.63	0.00	61,040.45	Hallway Painting
46hbc	The Haven of Battle Cre	4/20/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194810	1919	49,991.25	0.00	111,031.70	Hallway Painting
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Final Coat Painting, Inc. (finalco42374)	P-1194936	1915	1,291.11	0.00	112,322.81	T111 Breezeway Repairs
Net Change=112,322.81							112,322.81	0.00	112,322.81	= Ending Balance =
				REHAB - SECURITY SYSTEM					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/18/2022	11-2022	Per Mar Security & Research Corp (permar1C P-1235975)	2927602		1,250.00	0.00	1,250.00	Security
Net Change=1,250.00							1,250.00	0.00	1,250.00	= Ending Balance =
				REHAB - LANDSCAPING					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	13,998.97	0.00	13,998.97	Tree Care Services

The Haven of Battle Creek (46hbc)

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46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har P-1238848		30946	16,200.00	0.00	30,198.97	Office Area Drainage and Patio	
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har P-1238849		31215	6,392.00	0.00	36,590.97	Office Area Drainage and Patio	
46hbc	The Haven of Battle Cre	12/20/2022	12-2022	Bartlett Tree Experts (bartletttree)	P-1243518	40666184-0	12,803.12	0.00	49,394.09	Tree Care Services	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	13,998.97	35,395.12	Rvs Tree Care Services	
Net Change=35,395.12							49,394.09	13,998.97	35,395.12	= Ending Balance =	
7550-0325			REHAB - ASPHALT/PARKING LOT						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/22/2022	12-2022	ACS Asphalt Concrete Solutions Inc. (asphalt P-1238859		22.2134.1	2,675.00	0.00	2,675.00	Re-striping of under ground parking stalls	
Net Change=2,675.00							2,675.00	0.00	2,675.00	= Ending Balance =	
7550-0410			REHAB - GARAGE						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	11,490.00	0.00	11,490.00	Garage Doors	
46hbc	The Haven of Battle Cre	11/30/2022	12-2022	Twin City Garage Door Company (twincitygar P-1238844		553847	11,490.00	0.00	22,980.00	Garage door installation	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	11,490.00	11,490.00	Rvs Garage Doors	
Net Change=11,490.00							22,980.00	11,490.00	11,490.00	= Ending Balance =	
7550-0411			REHAB - UNDERGROUND PARKING DECK						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	9/20/2022	11-2022	SPS Inc. (spsinc)	P-1234002	14923	2,975.78	0.00	2,975.78	Garage sweep and clean	
Net Change=2,975.78							2,975.78	0.00	2,975.78	= Ending Balance =	
7550-0500			REHAB - POOL						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	4/15/2022	06-2022	Horizon Pool Supply (horizonp)	P-1203455	INV13698	902.88	0.00	902.88	Pool Supplies	
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	0.00	902.88	0.00	Reclass Pool Supplies	
Net Change=0.00							902.88	902.88	0.00	= Ending Balance =	
7550-0550			REHAB - RECREATION AREA						0.00	= Beginning Balance =	
46hbc	The Haven of Battle Cre	12/30/2021	01-2022	Realm Electric LLC (realmel60402)	P-1180000	10548	150.00	0.00	150.00	Troubleshoot outlet	
46hbc	The Haven of Battle Cre	1/5/2022	01-2022	Idlewood Electric Supply Inc (idlewood)	P-1177946	771988	1,366.27	0.00	1,516.27	Leasing/Lobby Lights	
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Junior The Movers, LLC (junior)	P-1183101	1312022	525.00	0.00	2,041.27	Office Movers	
46hbc	The Haven of Battle Cre	2/1/2022	02-2022	Kraft Mechanical LLC (kraftmech)	P-1184299	24126	5,986.00	0.00	8,027.27	Temp Construction Heater	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	0.00	1,800.00	8,027.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184493	1877	1,800.00	0.00	9,827.27	T111 Repairs	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	0.00	4,000.00	5,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	9,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	2/18/2022	02-2022	Final Coat Painting, Inc. (finalco42374)	P-1184494	1878	4,000.00	0.00	13,827.27	PVC Baseboard in Pool	
46hbc	The Haven of Battle Cre	12/14/2021	03-2022	Parameters (paramel70652)	P-1189042	57856	3,236.25	0.00	17,063.52	Interior Design Fee	
46hbc	The Haven of Battle Cre	2/7/2022	03-2022	Renovation Systems (renovat60605)	P-1190546	500908	589.31	0.00	17,652.83	Carpet and Vinyl Install	
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190547	502976	415.28	0.00	18,068.11	Package Room Flooring Repair	
46hbc	The Haven of Battle Cre	3/3/2022	03-2022	Renovation Systems (renovat60605)	P-1190548	502973	670.71	0.00	18,738.82	Elevator Flooring	

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46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accrual Reversals	J-339797	Accruals	0.00	3,236.25	15,502.57	Rvs Interior Design Fee
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accual	0.00	81,030.00	-65,527.43	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	1/6/2022	04-2022	Sherwin Williams Co. (sherwinmn)	P-1194934	4009-6	603.50	0.00	-64,923.93	Leasing Center/Lobby Paint
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191838	675788293	167.38	0.00	-64,756.55	amenities/Gym
46hbc	The Haven of Battle Cre	3/23/2022	04-2022	The Home Depot Pro (howilm)	P-1191839	675788301	3.20	0.00	-64,753.35	amenities/Gym
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191836	676288343	648.65	0.00	-64,104.70	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/25/2022	04-2022	The Home Depot Pro (howilm)	P-1191837	676288350	70.31	0.00	-64,034.39	Faucets - Fitness Bathroom
46hbc	The Haven of Battle Cre	3/28/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1191835	24571	1,325.00	0.00	-62,709.39	Pool heater rental - temporary
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1193993	MM040522MI	5,978.00	0.00	-56,731.39	Fitness Center Equipment
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	35,545.00	0.00	-21,186.39	Pool Remodel
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	21,959.00	0.00	772.61	Pool Lighting Upgrade
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	16,986.00	0.00	17,758.61	Backfill under Deck
46hbc	The Haven of Battle Cre	4/5/2022	04-2022	Horizon Pool Supply (horizonp)	P-1194811	INV13391	1,390.00	0.00	19,148.61	Replace pool light
46hbc	The Haven of Battle Cre	4/6/2022	04-2022	Johnson Health Tech North America Inc. (me P-1193780)	P-1193780	9003144373	8,287.22	0.00	27,435.83	Fitness Center Elliptical
46hbc	The Haven of Battle Cre	4/8/2022	04-2022	Johnson Health Tech North America Inc. (me P-1192811)	P-1192811	9003145882	2,682.85	0.00	30,118.68	Matrix endurance LED Recumbent
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Doci Inc (doci)	P-1195145	22303	48,873.50	0.00	78,992.18	Package Room, Fitness, Office Install Labor
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	40,435.00	38,557.18	Rvs Pool Rehab
46hbc	The Haven of Battle Cre	4/27/2022	04-2022	Johnson Health Tech North America Inc. (me P-1195147)	P-1195147	101980104	4,694.72	0.00	43,251.90	Matrix Treadmills (2)
46hbc	The Haven of Battle Cre	4/28/2022	04-2022	Marquette Management, Inc. (mmi)	P-1195392	460422BB	1,402.33	0.00	44,654.23	03/22 Fitness Center Tv/Brackets
46hbc	The Haven of Battle Cre	1/20/2022	05-2022	Renovation Systems (renovat60605)	P-1197266	499212	3,758.37	0.00	48,412.60	Carpet in Leasing Office
46hbc	The Haven of Battle Cre	3/3/2022	05-2022	Renovation Systems (renovat60605)	P-1197268	499214	728.07	0.00	49,140.67	Carpet in Elevators
46hbc	The Haven of Battle Cre	3/28/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1198418	24556	4,200.00	0.00	53,340.67	Office/Bathroom Baseboard Heat
46hbc	The Haven of Battle Cre	4/4/2022	05-2022	Renovation Systems (renovat60605)	P-1197267	499213	7,258.89	0.00	60,599.56	Carpet in Fitness Center
46hbc	The Haven of Battle Cre	4/15/2022	05-2022	Renovation Systems (renovat60605)	P-1198918	509986	430.50	0.00	61,030.06	Fitness Center Vinyl Replacement
46hbc	The Haven of Battle Cre	4/26/2022	05-2022	Kraft Mechanical LLC (kraftmech)	P-1196639	25123	780.00	0.00	61,810.06	Temp Pool Heater Disconnect
46hbc	The Haven of Battle Cre	5/25/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1200815	052522 Billbe	2,605.44	0.00	64,415.50	02/22 KRec AX#46 Mini Fridge and Tile
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	4,200.00	60,215.50	Rvs Office/Bathroom - baseboard heat
46hbc	The Haven of Battle Cre	6/2/2022	06-2022	Final Coat Painting, Inc. (finalco42374)	P-1204731	1937	3,367.77	0.00	63,583.27	Third Floor Amenity Room Painting
46hbc	The Haven of Battle Cre	6/5/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1202863	8 001	1,750.00	0.00	65,333.27	Office - Computer/Network Setup
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	335.45	0.00	65,668.72	05/22 Bathroom Signage/Paper Towels
46hbc	The Haven of Battle Cre	6/28/2022	06-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1207074	460622BB	170.88	0.00	65,839.60	05/22 Bathroom Soap Dispenser
46hbc	The Haven of Battle Cre	6/29/2022	07-2022	Kraft Mechanical LLC (kraftmech)	P-1209083	25997	179,750.00	0.00	245,589.60	HVAC Unit for Pool
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	40.98	0.00	245,630.58	06/22 KRec AX #46 Shower Soap Dispenser
46hbc	The Haven of Battle Cre	7/31/2022	07-2022	Accrual	J-347244	Accrual	0.00	179,750.00	65,880.58	Rvs HVAC Unit for Pool
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	0.00	2,788.62	65,880.58	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	1/1/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1218786)	P-1218786	2	2,788.62	0.00	68,669.20	Store Fronts - Hotel Charges
46hbc	The Haven of Battle Cre	3/2/2022	08-2022	Kraft Mechanical LLC (kraftmech)	P-1213813	24346	1,325.00	0.00	69,994.20	Temp Heater Rental
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation
46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex P-1215009)	P-1215009	8522	0.00	4,973.00	69,994.20	Store front door installation

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46hbc	The Haven of Battle Cre	8/5/2022	08-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1215009	8522	4,973.00	0.00	74,967.20	Store front door installation	
46hbc	The Haven of Battle Cre	8/9/2022	08-2022	NRH Plumbing (nicolen42369)	P-1217883	8520690	2,025.00	0.00	76,992.20	Fitness Center Bathroom	
46hbc	The Haven of Battle Cre	8/23/2022	08-2022	Realm Electric LLC (realmel60402)	P-1218784	10737	340.87	0.00	77,333.07	Package Room	
46hbc	The Haven of Battle Cre	1/31/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1220490	013122	595.69	0.00	77,928.76	Store Fronts - Hotel Charges	
46hbc	The Haven of Battle Cre	3/31/2022	09-2022	The Home Depot Pro (howilm)	P-1223966	675788293	167.38	0.00	78,096.14	amenities/Gym	
46hbc	The Haven of Battle Cre	8/5/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222590	292673	4,973.00	0.00	83,069.14	Store front door installation	
46hbc	The Haven of Battle Cre	8/17/2022	09-2022	Per Mar Security & Research Corp (permar1C	P-1224047	2858857	980.00	0.00	84,049.14	Electronic Door Hardware and Installation - Pool FOBS	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	4,973.00	0.00	84,049.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/22/2022	09-2022	Sunset Exteriors & Restoration Inc. (21sunex	P-1222589	8522-12225E	0.00	4,973.00	79,076.14	Store front door installation	
46hbc	The Haven of Battle Cre	9/26/2022	09-2022	The Home Depot Pro (howilm)	P-1223229	675788293-1	0.00	167.38	78,908.76	amenities/Gym	
46hbc	The Haven of Battle Cre	9/27/2022	09-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1223980	460922BB	4,550.19	0.00	83,458.95	07/22 KR AX #46 Pool Furniture	
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	41,950.00	0.00	125,408.95	Amenity Space Enhancement - Old Pool	
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accruals	J-350772	Accruals	10,000.00	0.00	135,408.95	Amenity Space Enhancement - Patio Area	
46hbc	The Haven of Battle Cre	9/30/2022	09-2022	Accrual Reversals	J-350140	Accruals	0.00	33,545.00	101,863.95	Rvs Amenities Enhancements - Pool	
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	992.00	0.00	102,855.95	Package Room Door Hardware & Electric Strike	
46hbc	The Haven of Battle Cre	8/12/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1229338	2858452	307.61	0.00	103,163.56	Package Room Door Hardware & Electric Strike	
46hbc	The Haven of Battle Cre	9/22/2022	10-2022	Luxer One (luxerco45579)	P-1230421	2022/09/007	346.35	0.00	103,509.91	Office Start Up Equip - Taxes	
46hbc	The Haven of Battle Cre	10/21/2022	10-2022	Per Mar Security & Research Corp (permar1C	P-1230281	2906026	5,785.00	0.00	109,294.91	Security	
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	485.38	0.00	109,780.29	Emergency Pool Phone	
46hbc	The Haven of Battle Cre	10/28/2022	10-2022	Marquette Management, Inc (mmiamex)	P-1231559	461022AMEX	56.99	0.00	109,837.28	Pool Phone Protection Plan	
46hbc	The Haven of Battle Cre	4/15/2022	11-2022	Reclass	J-354621	Reclass	902.88	0.00	110,740.16	Reclass Pool Supplies	
46hbc	The Haven of Battle Cre	11/27/2022	11-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1236128	461122BB	482.01	0.00	111,222.17	10/22 Emergency Pool Phone	
46hbc	The Haven of Battle Cre	11/29/2022	11-2022	Accruals	J-354404	Accruals	12,285.00	0.00	123,507.17	Mailboxes	
46hbc	The Haven of Battle Cre	4/13/2022	12-2022	Elite Hospitality Fitness Solution (elitehosp)	P-1242362	MM040522M	1,415.00	0.00	124,922.17	Fitness Center Equipment	
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238848	30946	17,895.60	0.00	142,817.77	Paver Patio by Pool	
46hbc	The Haven of Battle Cre	10/26/2022	12-2022	Hanson Landscape Design & Installation (har	P-1243519	30947	3,788.40	0.00	146,606.17	Pool Patio Pavers	
46hbc	The Haven of Battle Cre	11/22/2022	12-2022	Antonelli & Associates Inc (antonelland)	P-1238845	7980	12,285.00	0.00	158,891.17	Mailboxes	
46hbc	The Haven of Battle Cre	11/28/2022	12-2022	Hanson Landscape Design & Installation (har	P-1238849	31215	12,108.00	0.00	170,999.17	Paver Patio by Pool	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	12,285.00	158,714.17	Rvs Mailboxes	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	41,950.00	116,764.17	Rvs Amenity Space Upgrades	
46hbc	The Haven of Battle Cre	12/31/2022	12-2022	Accrual Reversals	J-356012	Accruals	0.00	10,000.00	106,764.17	Rvs Patio Area - Pool Perimeter	
Net Change=							106,764.17		536,870.42	430,106.25	106,764.17 = Ending Balance =

7550-0560	REHAB - STARTUP COSTS										0.00 = Beginning Balance =
46hbc	The Haven of Battle Cre	12/27/2021	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179781	2006	1,100.00	0.00	1,100.00	Sarah, Alex and Stephanie training	
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao	
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	500.00	0.00	1,100.00	Training for Property Manager Sarah Lao	
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179474	12/7/2021-1	0.00	500.00	600.00	Training for Property Manager Sarah Lao	
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez	

The Haven of Battle Creek (46hbc)

General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	300.00	0.00	600.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179475	1272021-117	0.00	300.00	300.00	Training for Service Manager Alex Martinez
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	1,100.00	0.00	300.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	1/19/2022	01-2022	G&I X Valley Creek LLC (44valdra)	P-1179476	2006-117947	0.00	1,100.00	-800.00	Sarah, Alex and Stephanie training
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	200.00	Revenue Mgmt consulting fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	1,000.00	0.00	1,200.00	Revenue Mgmt Implementation fee
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182398	1211104488;	500.00	0.00	1,700.00	Revenue Mgmt Training Webinar
46hbc	The Haven of Battle Cre	2/8/2022	02-2022	REAL PAGE INC. (realpag)	P-1182647	1211201203	500.00	0.00	2,200.00	1/22 Rev Mgmt training Webinar
46hbc	The Haven of Battle Cre	2/14/2022	03-2022	Ryan Siemers Photography and Design LLC (-P-1186627	P-1186627	140564	650.00	0.00	2,850.00	Architectural Photography
46hbc	The Haven of Battle Cre	3/9/2022	03-2022	CDW Direct LLC (cdw)	P-1187562	5201557	860.53	0.00	3,710.53	Laptop
46hbc	The Haven of Battle Cre	1/27/2022	04-2022	HD Supply Facilities Maintenance LTD (hdsup	P-1192633	9199520300	1,251.78	0.00	4,962.31	Carpet Extractor
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	32.50	0.00	4,994.81	dividers
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	112.17	0.00	5,106.98	box files
46hbc	The Haven of Battle Cre	4/2/2022	04-2022	STAPLES Advantage (hostap)	P-1193533	8065783387	63.27	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	32.50	0.00	4,994.63	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	112.17	0.00	5,106.80	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	63.45	0.00	5,170.25	guide top tabs
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	32.50	5,137.75	dividers
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	112.17	5,025.58	box files
46hbc	The Haven of Battle Cre	4/14/2022	04-2022	STAPLES Advantage (hostap)	P-1193118	8065783387-	0.00	63.45	4,962.13	guide top tabs
46hbc	The Haven of Battle Cre	4/18/2022	04-2022	The Home Depot Pro (howilm)	P-1193816	678673351	367.56	0.00	5,329.69	O-Zone generator
46hbc	The Haven of Battle Cre	4/26/2022	04-2022	Accrual Reversals	J-341397	Accruals	0.00	1,251.78	4,077.91	Rvs Carpet extractor
46hbc	The Haven of Battle Cre	6/22/2022	06-2022	Luxer One (luxerco45579)	P-1205513	22010/2022/	4,398.00	0.00	8,475.91	Package Room Install
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	702.00	0.00	9,177.91	security camera install equipment
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Marquette Management, Inc (mmiamex)	P-1224673	460922AMEX	479.94	0.00	9,657.85	wireless cameras - 6 qty
Net Change=9,657.85							15,125.87	5,468.02	9,657.85	= Ending Balance =
7550-0675			REHAB - FIRE PROTECTION				0.00		= Beginning Balance =	
46hbc	The Haven of Battle Cre	10/7/2022	10-2022	Viking Automatic Sprinkler Co (viking104640)	P-1226905	1025-F23968	1,350.00	0.00	1,350.00	Sprinkler Head Replacement/Test
Net Change=1,350.00							1,350.00	0.00	1,350.00	= Ending Balance =
7550-0677			REHAB - SAFETY/ADA				0.00		= Beginning Balance =	
46hbc	The Haven of Battle Cre	2/21/2022	03-2022	Electric Fire & Security Inc. (efs)	P-1186845	34273	1,000.00	0.00	1,000.00	Replace rewire Cameras
Net Change=1,000.00							1,000.00	0.00	1,000.00	= Ending Balance =
7550-0680			REHAB - HVAC				0.00		= Beginning Balance =	

The Haven of Battle Creek (46hbc)

General Ledger

Period = Jan 2022-Dec 2022

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
46hbc	The Haven of Battle Cre	4/11/2022	04-2022	Kraft Mechanical LLC (kraftmech)	P-1193089	24772	405.00	0.00	405.00	U=238 Baseboard heater - Pipe Replaced
Net Change=405.00							405.00	0.00	405.00	= Ending Balance =
7550-0685				REHAB - ELECTRICAL					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	3/23/2022	03-2022	Realm Electric LLC (realmel60402)	P-1191119	10617	40,515.00	0.00	40,515.00	Unit Electrical Panel Rep
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	81,030.00	0.00	121,545.00	Reclass 2021 Electric Panels
46hbc	The Haven of Battle Cre	12/29/2021	04-2022	Accrual	J-341685	Accrual	0.00	40,515.00	81,030.00	Rvs Electric Panels
46hbc	The Haven of Battle Cre	2/22/2022	09-2022	Viking Automatic Sprinkler Co (viking104640)	P-1222592	1025-F20313	5,672.07	0.00	86,702.07	Relocate Fire Control Panel
46hbc	The Haven of Battle Cre	11/30/2022	11-2022	Accrual Reversals	J-353707	Accruals	0.00	40,515.00	46,187.07	Rvs Electric Panels
Net Change=46,187.07							127,217.07	81,030.00	46,187.07	= Ending Balance =
7550-0980				REHAB - CONTINGENCY					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/3/2022	01-2022	Brothers Mfg (brothermfg)	P-1178160	506842	8,547.05	0.00	8,547.05	Mice Building Sweep
Net Change=8,547.05							8,547.05	0.00	8,547.05	= Ending Balance =
7550-0985				REHAB - CONST MGMT FEE					0.00	= Beginning Balance =
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1181974	12312021-46	11,269.24	0.00	11,269.24	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Marquette Apartment Advisors (maa)	P-1181975	12312022-cn	11,269.24	0.00	22,538.48	4th Qtr CM FEE
46hbc	The Haven of Battle Cre	1/31/2022	01-2022	Rev 12/21 Accrued CM Fee	J-337298	CB	0.00	22,200.84	337.64	Rev 12/21 CM Fee
46hbc	The Haven of Battle Cre	3/28/2022	03-2022	Accruals	J-340303	Accruals	16,874.58	0.00	17,212.22	01/22-03/22 Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1197437	46CMF1QTR	8,300.19	0.00	25,512.41	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	4/30/2022	05-2022	Marquette Apartment Advisors (maa)	P-1197440	46CMF1QTR	8,300.19	0.00	33,812.60	1st Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	5/27/2022	05-2022	Accrual Reversals	J-343331	Accruals	0.00	16,874.58	16,938.02	Rvs 1st Qtr Construction Mgmt Fees
46hbc	The Haven of Battle Cre	7/27/2022	07-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1212294	460722BB	10,721.32	0.00	27,659.34	2Q22 CM Fees
46hbc	The Haven of Battle Cre	7/31/2022	08-2022	Marquette Apartment Advisors (maa)	P-1213381	46CMF2QTR	10,721.33	0.00	38,380.67	2nd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	9/29/2022	09-2022	Accrual	J-350927	Accrual	17,240.13	0.00	55,620.80	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/26/2022	10-2022	Marquette Apartment Advisors (maa)	P-1230295	46CMF3QTR	8,054.45	0.00	63,675.25	3rd Qtr Construction Management Fee
46hbc	The Haven of Battle Cre	10/27/2022	10-2022	MARQUETTE MANAGEMENT INC. (homarq)	P-1230593	461022CMF	8,054.45	0.00	71,729.70	3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	10/31/2022	10-2022	Accrual Reversal	J-354620	Accrual	0.00	17,240.13	54,489.57	Rvs 3rd Qtr Construction Management Fees
46hbc	The Haven of Battle Cre	12/30/2022	12-2022	Accrual	J-356737	Accrual	18,341.65	0.00	72,831.22	Construction Management Fee - 4th Qtr
Net Change=72,831.22							129,146.77	56,315.55	72,831.22	= Ending Balance =
							1,920,675.92	810,514.17		

# EXHIBIT

4





August 1, 2022

Marquette Management  
Haven of Battle Creek  
200 Winthrop Street South  
St. Paul, Minnesota 55119  
*havenofbattlecreek@marqnet.com*

Re: Unlawful Harrassment and Unlawful Renovation

To Marquette Management:

I am an attorney with Housing Justice Center writing on behalf of Sumeya Mohamed, who lives at the Haven at Battle Creek complex, Apartment 313, 200 Winthrop Street South, St. Paul, MN. We demand **immediate action** with respect to two urgent matters:

First, it is clear Marquette Management is harassing Ms. Mohamed in response to her assertion of her legal rights under the statutory covenants of habitability—conduct that is illegal under Minnesota landlord-tenant law. On June 23, 2022, Ms. Mohamed sent you an email with 14-day written notice of Marquette’s failure to properly maintain and repair items in her apartment, along with a specific reminder that the landlord comply with her family’s privacy rights under Minnesota landlord-tenant law. On July 24, 2022, a month after Ms. Mohamed’s request, the household received a letter from Marquette Management threatening a lease “termination” because “it has come to management attention that your apartment/living condition is posing multiple health and safety risks.” Marquette’s letter did not identify what the alleged “multiple health and risks” were, why the household was responsible for them (rather than Marquette), or how these issues had “come to management attention.” Then, last week, Marquette directed three men to enter her apartment under the guise of performing pest control even though Ms. Mohamed had directly informed the property manager the day before that she objected to entry because of lack of adequate notice and the need to arrange child care for younger siblings who should not be exposed to pest control chemicals. Moreover, in verbal communications with Ms. Mohamed, the on-site property manager called her “a pain in the ass” for insisting that Marquette Management follow habitability and privacy law. These are brazen and illegal acts of harassment, retaliation, and intimidation. We demand that Marquette stop such conduct immediately.

Second, Marquette Management appears to be engaging in sweeping violations of basic tenant health and safety at Haven—a building constructed in 1976 and presumed by law to contain lead paint on all painted surfaces—by conducting major renovation and maintenance without complying with federal and state lead paint and asbestos protection law. Haven’s own website advertises that Haven is “is undergoing extensive renovations” and “new renovations” and is now renting “[r]enovated apartments. The Marquette Company website states that

“Marquette will implement its proven value add strategy at this investment through . . . unit and amenity renovations.” It also is clear from first-hand observations that extensive renovation and maintenance has taken place in common areas and apartments that would collectively disturb enormous areas of painted surfaces and suspected-asbestos containing materials in common areas and units. Not only does Marquette appear to lack the required permits from the City of St. Paul, its renovation and maintenance work almost certainly violate the stringent health and safety regulations in the Renovation, Repair and Paint (“RRP”) Rule and the National Emission Standards for Hazardous Air Pollutants (“NESHAP”), which were established by the EPA to minimize the hazards of unsafe exposure to lead paint pre-1978 buildings and suspected asbestos-containing material in all buildings.

The RRP Rule governs residential “renovations,” defined broadly to mean “modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces,” provided that the work disturbs more than six square feet per room of interior painted surfaces or (regardless of size) involves performing window replacements or demolition of painted surface areas, 40 C.F.R. § 745.83 and the building is “target housing,” which generally means housing built prior to 1978, 15 U.S.C. § 2681(17); 40 C.F.R. § 745.82. No firm, including property management companies, “may perform, offer, or claim to perform” regulated renovations without certification from the EPA in target housing or child-occupied facilities. 40 CFR 745.81(a)(2)(ii).

Thus, as a property management company performing “extensive renovation,” repair, and painting at a building constructed in 1976, Marquette must therefore fully comply with the RRP Rule, including: (i) have at least one trained “Certified Renovator” performing or directing the work, 40 C.F.R. §§ 745.81(a)(3), 745.89(d)(2), & 745.90(a); (ii) ensure that other workers are trained in lead-safe work practices, 40 C.F.R. §§ 745.81(a)(3) & 745.89(d)(1); (iii) follow safe work-practice requirements before, during, after the renovation, 40 C.F.R. §§ 745.85, 745.89(d)(3); (iv) provide notice to all tenants in the vicinity of the work area, 40 C.F.R. §§ 745.84(a) 745.85(a)(1), 745.89(d)(3), 745.89(d)(4); and (v) document compliance with the safe work practice requirements, 40 C.F.R. §§ 745.86(b)(6), 745.89(d)(5). Yet Marquette Management is not listed as a certified lead renovator on the EPA website and there is no evidence we have seen that Marquette complied with any of the other elements of the RRP Rule.

Likewise, federal asbestos regulations apply to the property under 40 CFR § 61.145, and those appear to have been completely ignored by Marquette Management as well. As with the RRP Rule, the National Emission Standards for Hazardous Air Pollutants (“NESHAP”) specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and residential buildings that have five or more dwelling units. Work practices often involve removing all asbestos containing materials, adequately wetting all regulated asbestos-containing materials, sealing the material in leak tight containers and disposing of the asbestos-containing waste material as expediently as practicable. The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material. These regulations require building owners to determine the presence, location and quantity of asbestos-containing material (“ACM”) at a work site before work on a building is begun. If they find ACM, they must notify residents of its

existence. Records of testing for ACM must be maintained for 30 years. Again, there is no evidence we have seen that Marquette Management is complying with the NESHAP rules.

**In light of the grave health and safety dangers that Marquette seems to be imposing on its tenant population, we ask that Marquette immediately provide to us the following information by Monday August 8, 2022:**

- Provide all inspection reports at Haven for lead-based paint and asbestos.
- Provide all licensure and certifications of Marquette Management and all construction personnel at the property.
- Confirm in writing that you have retained all the compliance documentation required by lead-based paint and asbestos law.

Please stop all renovation at the property until you have provided us with this information. And, again, please stop harassing Ms. Mohamed and her family.

If you are represented by counsel in this matter, please forward this letter to counsel and have them contact me directly.

Best regards,

*s/James Poradek*

James Poradek  
Tenant Rights Attorney, Housing Justice Center