



To Whom it may concern,

My name is Jason Frey co owner of KBD Investments LLC. We received a bill on Oct 30<sup>th</sup> 2017 (See letter A). We purchased referenced property 3/31/17 (See letter D). We received notice of an inspection for the property scheduled for 6/27/17 (See letter C) We received an assessment ratification for fee billing during the time of Sept 12 to Oct 5<sup>th</sup> 2017. (See letter B.)

I have left VM's for the inspector with no response. The assessment fee billed for 6-27-17 is not on the bill we recieved. We did not own the property during the time of any of the items on the bill.

I have spoken to the admins with DSI and no bill has been generated for the proposed assessment. Please give me a call or email if there is a need for any further clarification.

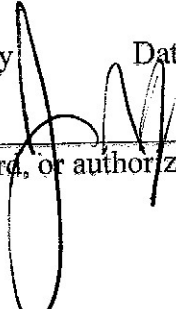
Thanks,

Jason Frey  
651-283-9-8114  
JasonKBD@Gmail.com

KBD Investments LLC

Sincerely

Date

  
\_\_\_\_\_  
(Landlord, or authorized agent)

3/2/18

A



# Fire Certificate of Occupancy

**\*\* FINAL NOTICE \*\***

Check this box if making any name or mailing address corrections.

**CITY OF SAINT PAUL**  
Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
PHONE: (651) 266-8989  
FAX: (651) 266-9124  
An Equal Opportunity Employer

KBD INVESTMENTS LLC  
356 ARLINGTON AVE W  
SAINT PAUL MN 55117-4334

Bill Date: October 30, 2017  
Customer #: 1388689

Amount Due: \$693.00  
Due Date: November 14, 2017

**\*\* You were sent a Fire Inspection Fee Invoice and payment has not been received. \*\***  
Payment must be received in this office no later than November 14, 2017 or the fee invoice plus administrative costs will be submitted for assessment to your property tax.

**Property Address:**  
1166 JENKS AVE

Ref.# 123332  
Folder RSN: 4197123

Date	Type of Fee	Amount
September 1, 2015	Provisional CO Fee 2015	\$100.00
March 9, 2016	Provisional CO Fee 2016	\$103.00
November 28, 2016	CO Residential 1 & 2 Units Initial Fee	\$202.00
November 28, 2016	CO Residential 1&2 Units No Entry Penalty Fee	\$72.00
December 16, 2016	CO Residential 1&2 Units No Entry Penalty Fee	\$72.00
January 12, 2017	CO Residential 1&2 Units No Entry Penalty Fee	\$72.00
February 8, 2017	CO Residential 1&2 Units No Entry Penalty Fee	\$72.00

OLD

**PAY THIS AMOUNT: \$693.00**

KBD Purchased 3/31/17

ASSESSMENT Dated Sept 12 - Oct 5 2017

This is not on the Bill.

Left Multiple VM's for Inspector.

B



# Saint Paul City Council Public Hearing Notice Ratification of Assessment

## OWNER OR TAXPAYER

Kbd Investments Llc  
356 Arlington Ave W  
Saint Paul MN 55117-4334

COUNCIL DISTRICT  
PLANNING DISTRICT #  
FILE #CRT1806  
ASSESSMENT #188205  
PROPERTY ADDRESS  
1166 JENKS AVE  
PARCEL ID  
28-29-22-13-0185

## PROPERTY TAX DESCRIPTION

HILLSDALE, ST. PAUL, MINN. LOT 3 BLK C

Please return the enclosed GOLD card within 5 days if you wish to be heard by the Hearing Officer

**LEGISLATIVE HEARING** TIME: Tuesday, March 06, 2018 at 10:00 AM  
PLACE: Room 330, Third Floor, City Hall-Court House, 15 W Kellogg Blvd  
An inspector will be present at this hearing to report on what occurred at your property.

**THE PUBLIC HEARING** TIME: Wednesday, April 18, 2018 at 3:30 PM  
PLACE: City Council Chambers, 3rd FL City Hall-Court House, 15 W Kellogg Blvd  
Oral or written statements from an owner will be considered by the Council as a further appeal after first attending the Legislative Hearing.

**PURPOSE** To consider approval of the assessment for:  
Fire Certificate of Occupancy Fee billed during the time period of September 12 to October 5, 2017.

NEVER Billed.

**ASSESSMENT INFORMATION** If the City Council approves the file, the proposed assessment will be assessed against the property. The ESTIMATED assessment for the above property is \$359.00.

**NOTE: THIS IS NOT A BILL!**  
Please see PAYMENT INFORMATION on the reverse side of this notice.

<b>ASSESSMENT CALCULATION</b>	Cert. of Occupancy	202.00	X	1.00	=	\$202.00
	DSI Admin Fee	1.00	X	122.00	=	\$122.00
	Real Estate Admin Fee	1.00	X	35.00	=	\$35.00

Invoice will be sent to the taxpayer

John  
266-8994

Jim  
266-8994

C



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

Telephone: 651-266-8989  
Fax: 651-266-8951

June 8, 2017

Kbd Investments Llc  
356 Arlington Ave W  
Saint Paul MINNESOTA 55101

### Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below.

Address: 1166 Jenks Ave

Units: 1

Date: June 27, 2017

Time: 11 am

Inspector: Jonathan Gaulke

Phone: 651-266-8994

Email: Jonathan.Gaulke@ci.stpaul.mn.us

#### Action Required By You:

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Jonathan Gaulke at 651-266-8994 immediately.

#### Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

~~The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you get the best grade possible.~~

#### About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a **No Entry Fee of \$72.00** may be assessed to your Renewal Fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.

NEVER Billed

File No./Escrow No.: 551988  
Officer/Escrow Officer: Amy Ficocello

Land Title  
Residential Dept.  
2200 County Road C West  
Suite 2205  
Roseville, MN 55113



Property Address: 1166 JENKS AVENUE  
SAINT PAUL, MN 55106 (RAMSEY)  
(28-29-22-13-0185)

Borrower: KBD INVESTMENTS, LLC  
356 Arlington Avenue W  
Saint Paul, MN 55117

Seller: RICHARD M. WEIGEL

Lender:

Settlement Date: 3/31/2017

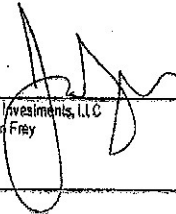
Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
		\$85,000.00	Deposits, Credits, Debits			
			Sale Price of Property		\$85,000.00	
			Deposit			\$1,000.00
	\$409.76		Assessments Cert 2017 Taxes			\$409.76
			Prorations			
	\$268.28		County Taxes 1/1/2017 to 3/31/2017			\$268.28
			Payoffs			
	\$73,540.11		Payoff of First Mortgage Loan			
	\$5,000.00		Payoff of Second Mortgage Loan			
			Commissions			
	\$2,295.00		Real Estate Commission to Weichert Realty Advantage			
	\$1,955.00		Real Estate Commission to Realty Group Inc			
			Title Charges			
			Title - Lender's Title Insurance to Land Title			
			Title - Owner's Title Insurance (optional) to Land Title (Land Title Remittance: \$44.62)		\$297.50	
	\$60.00		Title - Exam Fee to Land Title		\$600.00	
	\$60.00		Title - Recording Surcharge, to Land Title			
	\$450.00		Title - Messenger Fee & Surcharge to Land Title			
			Title - Seller's Closing Fee (other title company, to TitleSmart)			
			Government Recording and Transfer Charges			
			Recording fees: Deed \$46.00		\$46.00	
	\$92.00		Release \$92.00			
	\$289.00		State Deed Tax/Stamp to County e-Record- LTI			
	\$5.00		Conservation Fee to County e-Record- LTI \$5.00			
			Additional Settlement Charges			
	\$315.85		Water Bill to City of St. Paul Utility Billing			
	\$60.00		Processing Fee to TitleSmart			
	\$200.00		Doc. Prep Fee to TitleSmart			
Seller				Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$85,000.00	\$85,000.00	Subtotals	\$0.00	\$85,943.50	\$1,678.04
			Due From Borrower			\$84,265.46
	\$0.00		Due To Seller			
\$0.00	\$85,000.00	\$85,000.00	Totals	\$0.00	\$85,943.50	\$85,943.50

**Acknowledgement**


We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Land Title to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

I

  
KBD Investments, LLC  
Jason Frey

SELLER(S)

  
RICHARD M. WEIGEL

SETTLEMENT COORDINATOR

Amy Ficocello

12/28/2017

File # 581988  
Printed on 3/22/2017 at 3:02 PM

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03/28/2017 09:55:55 AM FAX 483 778 9000 17438 200000