

April 21, 2013

745 Hawthorne Ave East
St Paul, MN 55106

Time Line and Activities

7/5/12 Received an email from US bank requesting I check the home and provide a drive by BPO if occupied.

7/9/12 Drove by, listed for sale, and took photos BPO at \$35,000. Property is in redemption, I can do nothing due to listing and control by property owner in redemption.

10/8/13 Received an email from US Bank requesting me to inspect home weekly and report to the asset manager in charge of redemption properties. Inspected and determined it was vacated and abandoned. Took extensive photos of exterior.

10/9/13 Provided inspection results and photos to asset manager and asked permission to start preservation after a period of time. I had posted the home to be sure it was vacated, and contacted the former listing agent, who explained it was vacated.

10/22/12 Met locksmith, changed locks and started preservation procedures. Took extensive photos of home and put the home on a list for lawn care, snow removal and utility control.

10/24 to 31/12 Plumber in home to work plumbing and winterize, handy man to replace missing fuses so we can start furnace, HVAC Company in to start furnace and control heat in home.

11/7/12 Started weekly inspections of the home interior and exterior inspections with photos and submit information to asset manager.

12/24/12 Received email that redemption has ended, Bank now owns the property, new asset manager in place to work with.

12/28/12 Received permission trash out the home.

1/8/13 Trash out completed. Photos. We have sent in the check and registration for a vacant building, and ordering the required code compliance for a category 2 vacant home. City turned down or payment and told us the amount was already assessed to the 2013 taxes and it could be paid at closing.

1/9/13 Ordered the required Code Compliance inspection for a category 2 home.

1/22/13 Advised by Jim Seiger that he could not get into the home when he stopped out to do inspection, we owed another \$70.00 for a reinspection fee, paid it immediately.

2/1/13 Code Compliance inspection completed and provided to us in written form. I had met Jim Seiger at the home to be sure that he could get in.

2/7/13 Received a letter from the City of St Paul re: further inspection of property. Home has been assigned to be sold at Auction. I am to manage the home thru the process and assist where needed.

2/20/13 I am notified by email from the auction company that the home is now a category 3 vacant building. I leave it up to the Auction Company and the owner US Bank to resolve the issue.

2/21/13 I receive an email from the Auction Company indicating the City may not have any particular reason for moving it to a category 3 building? Advised Owner to consult their legal counsel.

We continue weekly inspections and photographs and submit them to the asset manager.

4/8/13 I received a request to pay another vacant building fee of \$1,440 to the City for the next year, even though there is a hearing scheduled to stop the sale?

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