

To: The City of St. Paul,

I, Jon Larsen of Larsen Building Services request that you do not tear down the house at 1333 Margaret Street.

I have had extensive experience in repairing and rehabbing properties. Currently I do the building maintenance for Western Bank on Rice Street. Some of the properties I have rehabbed are:

1. 976-978 Rose Avenue, St Paul. I completely renovated the lower unit including plumbing, electrical, sheetrock, new kitchen, bath and upgraded the heating system in upper unit. This was about 7 years ago.
2. 1990 County Road F, White Bear Lake. I replaced the roof on the house and garage, had a new furnace installed, added an additional bath, upgraded the electrical and added a bedroom and an egress window. This was in 2007.
3. 1551 Edgerton, St. Paul. I had the roof replaced, repaired windows throughout, painted interior and exterior, refinished the hardwood floors and replaced kitchen flooring. This was in 2004.

I have the resources, time and necessary skills to repair 1333 Margaret St. I know licensed contractors to do the work that I cannot do myself, and I believe I can get all the work done in a timely manner.

If you have any questions please feel free to call me on my cell phone at 651-775-7000.

Sincerely Yours,

Jon Larsen

Proposal

Larsen Building Services
2706 Evergreen Circle
White Bear Lake , MN 55110

Proposal by perspective buyer: Jon N. Larsen

To prevent the City of St. Paul's tear down of the house and garage at 1333 Margaret Street, St. Paul, MN

1333 Margaret Street

Replace roof on garage and house (tear off) replacing all deteriorated roof boards and fascia
\$8,000.

Make all other required repairs included in the "Building" section of the code compliance report
\$25,000.

Electrical, make all repairs listed in the electrical section of the code compliance list.
\$3,000.

Plumbing. Do all plumbing in the code compliance report. \$4,000.

Heating. Do all heating repairs as per code compliance report. \$3,000.

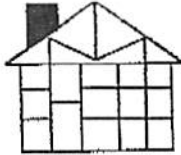
Miscellaneous repairs, interior and exterior. 5,000.

Total estimated cost: \$48,000.

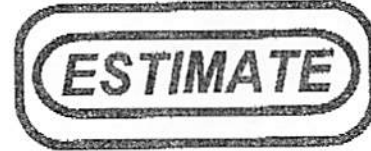
All work to be completed within 6 months and appropriate permits taken out.

Jon N. Larsen March 10, 2008

Larsen Building Services



Redline Properties LLC.
14211 FURMAN ST. N.E.
FOREST LAKE MN. 55025
OFFICE 651-485-6298
Fax 651-464-3648



Date: Feb 11, 2008

Estimate To:

Tim Folkenson 651-485-3471

Estimated By: James Gaiovnik

Start Date: February

Job Location: 1333 Margaret Street East
 St Paul Mn 55107

Job Phone: 651-485-6298

JOB DESCRIPTION

- Bring up to code single family home including restoring existing 680 sq ft garage
- tear off and replace three layers of roofing 4000-
- Finish demo and clean up work including dumpsters 1500-
- install all new interior and exterior windows and doors 5000-
- new plumbing and plumbing fixtures 7500
- new electrical circuit panel (some fixtures) 3000-
- new trim and handrails 3000-
- new sheetrock and taping where needed 4500-
- new kitchen and bathroom cabinets and counter tops 5500-
- new flooring and self leveling floor compound 6000-
- fix cosmetics on exterior including siding steps and new garage doors 6500-
- painting and staining 500-
- permits and misc 2500

SPECIAL ITEMS NEEDED

Additional information pertaining to this Job Estimate

three draws is preferred one at job start 16500
 one after sheetrock is up 16500
 and one at job completion 16500
 if the bank requires something different let me know

Total Estimated
Job Cost \$49,500.00

Authorized
Signature _____

DUPLICATE - CLIENT COPY

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CIF 20/20

Parameter Help

PREVIOUS < SUBMIT > EXIT

DETAIL function = Eff date, source, batch, sequence and serial >

Previous

Posted	T/C	Description	Amount	Balance
12/20/07	21	SAVINGS REGULAR DEPOSIT	147,235.09	147,235.09
12/20/07	151	INTEREST RATE CHANGE	3.540 %	
12/21/07	160	INTEREST PAID	171.35	147,406.44
12/31/07	152	ANNUAL PERCENTAGE YIELD	3.80 %	147,406.44
12/31/07	151	INTEREST RATE CHANGE	3.540 %	147,406.44
12/31/07	151	INTEREST RATE CHANGE	3.540 %	147,406.44

DDRET RETURN ITEMS

VIEW IMAGE PRINT IMAGE TRAN SET

Beginning balance 147,406.44 No amount of credits 0

Prev stmt balance 147,406.44 No amount of debits 0

PREVIOUS < SUBMIT > EXIT

PRINT FORM PRINT SERIES FORM VIEW MESSAGES

1/02/2008 -- 2:41 PM

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CIF 20/20 Browser Interface

3/10/2008

Property One Page Report, Single Family Residential, MLS# 3505445

1333 Margaret Street, St Paul, MN 55106-4722



TAX INFORMATION

Property ID: R342922220126
 Tax Year: 2007
 Tax Amt: \$1,709.00
 Assess Bal: \$440.00
 Tax w/assess: \$2,150.00
 Assess Pend: Yes
 Homestead: No

Status: Active

List Price: \$25,000

Original List Price: \$25,000

Map Page: 108 Map Coord: E3

Directions: Johnson Parkway to Margaret east to home

Year Built: 1909
 Bedrooms: 3
 Total Baths: 1 Lake/WF:
 Garage: 3 Lake/WF Name:

Const Status: Previously Owned
 Fire #:

MLS Area: 716 - SP-Hillcrest/Hazel Park/Daytons Bluff
 Style: (SF) Two Stories

Above Ground Finished SqFt: 1,071 Foundation Size: 700 Acres: 0.12
 Below Ground Finished SqFt: 0 Total Finished SqFt: 1,071 Lot Size: 130 X 40
 List Date: 2/29/08 Received By MLS: 2/29/08 Days On Market: 10

Legal Description: s 1/2 of vac alley adj and lot 21 blk 2
 County: Ramsey
 Complex/Dev/Sub:
 Restrictions/Covts:
 Public Remarks:

School District: 625 - St. Paul, 651-632-3701
 Common Wall: No
 Lot Description:

City will tear it down if the code compliance issues are not resolved ASAP. The bank has decided to let it go. Buyer must submit work plan to the city by mid-March to keep the house and do the required rehab. Contactor bid was 50k for full Rehab.

Room	Level	Dimen	Other Rooms	Level	Dimen
Living Rm	Main	18 x 18			
Dining Rm	Main	15 x 11	Porch	Main	7x6
Family Rm					
Kitchen	Main	13x12			
Bedroom 1	Upper	12x 9			
Bedroom 2	Upper	10x 8			
Bedroom 3	Upper	12x11			
Bedroom 4					
Bath Description: Upper Level Bath			Bathrooms		
Dining Room Desc: Breakfast Area, Eat In Kitchen, Separate/Formal Dining R Family Room Char:			Total:	1	3/4: 0
Fireplaces: 0			Full:	1	1/2: 0
Fireplace Characteristics:					
Appliances:					
Basement: Full					
Amenities-Unit: Hardwood Floors, Porch					
Parking Char: Detached Garage					
Shared Rooms:					
Buyer Broker Comp: 2.5 %			Special Search: 3 BR on One Level		
Variable Rate: N			Facilitator Comp: 2.5 %		
Sub-Agent Comp: 0 %			Owner is an Agent?: No		
List Type: Exclusive Right To Sell					

Heat: Forced Air
 Fuel: Natural Gas
 Air Cnd: None
 Water: City Water - Connected
 Sewer: City Sewer - Connected
 Garage Stalls: 3
 Other Parking: 0
 Pool:

Exterior: Hardboard/Masonite, Wood

Listing Agent: Timothy R. Folkenson 651-485-3471
 Listing Office: MarketLink Realty Inc
 This Report Prepared By: Joe Adrian 612-751-1350
 Co-List Agent: Appt Phone: 651-485-3471 Office Phone: 651-894-1808

*Prepares
 by Lisa M. Co.*

6 months

*Tim Adrian
 Realtor, CA*



PURCHASE AGREEMENT

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1. Date March 10, 2008

2. Page 1 of

- 3. RECEIVED OF Jon N. Larsen
4.
5. the sum of Five Hundred Dollars (\$500)
6. by CHECK CASH NOTE as earnest money to be deposited upon acceptance of Purchase
7. Agreement by all parties, on or before the third business day after acceptance, in the trust account of listing broker, unless otherwise agreed to in writing, but to be returned to Buyer if Purchase Agreement is not accepted by Seller. Said earnest money is part payment for the purchase of the property located at
8. Street Address: 1333 Marginal St
9. City of St. Paul, County of Ramsey
10. State of Minnesota, legally described as 1441 TC conform to above address
11.
12. including all fixtures on the following property, if any, owned by Seller and used and located on said property, including but not limited to garden bulbs, plants, shrubs and trees; storm sash, storm doors, screens and awnings; window shades, blinds, traverse and curtain and drapery rods; attached lighting fixtures and bulbs; plumbing fixtures, water heater, heating plants (with any burners, non-fuel tanks, stokers and other equipment used in connection therewith), built-in air-conditioning equipment, electronic air filter, water softener OWNED RENTED NONE,
13. built-in humidifier and dehumidifier, liquid fuel tank(s) OWNED RENTED NONE and controls (if the
14. property of Seller), sump pump; attached television antenna, cable TV jacks and wiring; BUILT-INS: dishwashers, garbage disposals, trash compactors, ovens, cook-top stoves, microwave ovens, hood fans, intercoms;
15. ATTACHED: carpeting; mirrors; garage door openers and all controls; smoke detectors; fireplace screens, doors and heatilators; AND the following personal property:
16.
17. all of which property Seller has this day agreed to sell to Buyer for sum of (\$13,000)
18. Thirteen Thousand Dollars,
19. which Buyer agrees to pay in the following manner:
20. 1. Cash of at least 100 percent (%) of the sale price, which includes the earnest money; PLUS
21. 2. Financing, the total amount secured against this property to fund this purchase, not to exceed 0
22. percent (%) of the sale price.
23. Such financing shall be (check one) a first mortgage; a contract for deed; or a first mortgage with
24. subordinate financing, as described in the attached Addendum.
25. Conventional FHA DVA Assumption Contract for Deed Other:
26. The date of closing shall be March 24, 2008
27. This Purchase Agreement IS IS NOT subject to a Contingency Addendum for sale of Buyer's property.
28. (If answer is IS, see attached Addendum.)
29. (If answer is IS NOT, the closing of Buyer's property, if any, may still affect Buyer's ability to obtain financing, if financing
30. is applicable.)