April 6, 2023

Marcia Moermond
Legislative Hearing Officer
City Of Saint Paul
Office Of The City Council
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102-1615

Re: Performance Bond and Nuisance Plan for 1117 Jenks Avenue

Dear Ms Moermon:

In response to the public hearing on March 14, 2023 and your follow up letter dated March 17, 2023, CAG National Fund I LLC has:

1. Completed the performance bond application and submitted the $5,000.00 performance to the Department of Safety & Inspections; and
2. By this letter, detailed the proposed Nuisance Plan, which consists of the following:
    - Complete an occupancy check every 2 weeks by local real estate broker
    - Bid for (i) removing the privacy fence in the backyard; (ii) repair the front chain link fence/gate; and (iii) provide motion activated lights on the exterior and complete the work within **thirty (30) days** of the April 11, 2023 hearing.
    - Safeguard, the owner's property preservation company, will continue to maintain the yard and address any snow removal within 24-48 hours after a snowfall and cut grass 2X month, as applicable.

I hope this is responsive to the Legislative Committee's concerns, given our inability to move forward with any other work due to the Ramsey County 12-month redemption period on reverse mortgages. The redemption period will expire on or about January 18, 2024 and, as we discussed, at that time we will be prepared to move forward with a repair of the property with a sale to an owner occupied buyer.

Sincerely,

Scott C Fergus
Investment and Asset Manager
CAG National Fund I LLC