

Before



Before

After



After

Item # 11

Before



Before

After



HCM #12

After

After



After

After



Hm #12

After

Item #13



Before



Before

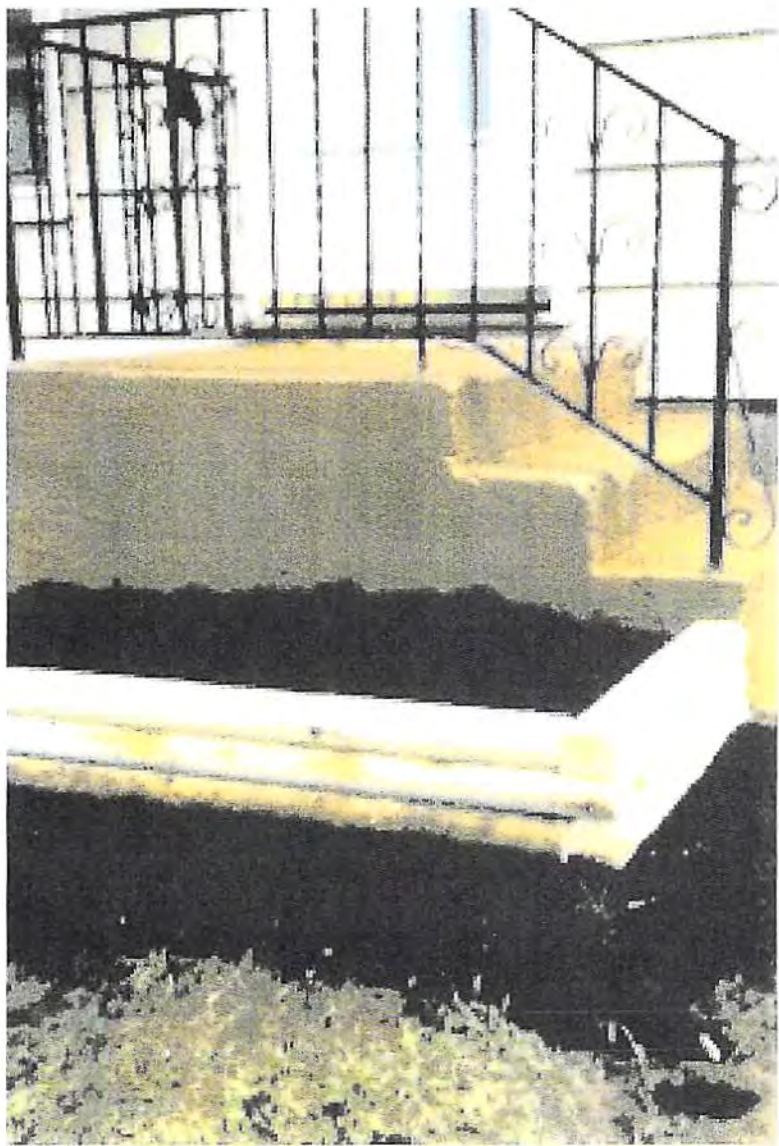
Before



Before

Item 14

After



After

After



Item #14

After

Before



After



Home #14

After

Before

Hem #16

Before



Before

Before



Before

After



After

After



Item #14
After

S & R APPLIANCE REPAIR

4118 Hoffman Road
White Bear Lake, Minnesota 55110
651-735-8704 651-483-3659

DATE 5-27-11
PROMISED
COMPLETED

PROPERTY IS ☐ IS NOT ☐ INSURED OR PROTECTED BY DEALER FOR ACTUAL CASH VALUE
LOSS FROM FIRE, THEFT, VANDALISM, OR OTHER CAUSES

REMARKS OR SERVICE PERFORMED
MER - Adam Strabel
6246 Tennison Way
Indianapolis, IN 46236
PHONE 317-509-3184

Y	MAKE	MATERIALS	AMOUNT
2		Fire Code Safety tests 100 -	500 -
		5 K address	
		1889 - 1891 Montana	
		St Paul MA	
		PAID 9/1/11	

AMOUNT \$ IF NOT PAID BEFORE

SECURITY INTEREST AGREEMENT
is received, the undersigned jointly and severally promise to the Dealer, or order, the unpaid balance shown on this according to the agreed terms. Title to said Chattel & hereon by model, make and serial number, is hereby or transferred to Dealer until Customer has paid in cash into owing said Dealer. Customer shall not misuse, secrete, remove, remove or otherwise dispose of or lose possession Chattel. There is no outstanding lien, mortgage, or other charge against said Chattel. Should Customer fail to pay balance when due, or breach this contract, the entire balance shall at once become due and payable, and may without notice or demand, by process of law, or otherwise possession of said Chattel wherever located and retain the same paid thereon for use of said Chattel. This Agreement assigned.

READ AND UNDERSTAND THE ABOVE AGREEMENT AND AGREE TO ITS TERMS.

MATERIALS	
TRIP CHG	
SERVICE AGREEMENT	
SERVICE CALL & TECHNICAL CHG	
SUB TOTAL	
TAX	
CASH PRICE	
CASH DOWN PAYMENT	
CASH PRICE	
UNPAID BALANCE	
DELINQUENT CHARGE	
TOTAL	320 -



FORREST HEATING INC.
995 Burns Ave.
ST. PAUL, MN 55106
Phone (651) 776-4585

JOB WORK ORDER
21653

DATE OF ORDER 9/1/11

CUSTOMER'S ORDER NO	PHONE 6000-2048	MECHANIC	STARTING DATE
REL TO	Adam Strabel		ORDER TAKEN BY
ADDRESS	6246 Tennison		<input type="checkbox"/> DAY WORK
CITY	Indianapolis, IN 46236		<input type="checkbox"/> CONTRACT
JOB NAME AND LOCATION	1889 Montana		<input type="checkbox"/> EXTRA
		JOB PHONE	

DESCRIPTION OF WORK

Fire code test for 2nd time

\$100.00

paid 9/1/11

TOTAL MATERIALS	
TOTAL LABOR	
TAX	
TOTAL AMOUNT	\$100.00

Signature _____

I hereby acknowledge the satisfactory completion of the above described work.

☐ No one home ☐ Total amount due for above work: or ☐ Total billing to be mailed after completion of work

14m #17



EXISTING FUEL BURNING EQUIPMENT SAFETY TEST REPORT

(Use separate form for each Appliance)

Department of Safety & Inspections
Fire Prevention Division
375 Jackson Street - Suite 220
Saint Paul MN 55101
Fax: 651-266-8951

Address: 1891 Montana E. Date: 8/31/11
Owner: Adam Strobel

Type of Heat:

Gravity Air ☐ Forced Air ☒ Gravity Hot Water ☐ Forced Hot Water ☐
Steam ☐ Unit Heater ☐ Space Heater ☐ Other ☐

Type of Fuel: Gas ☒ Oil ☐ Other ☐
Gas Design ☐ Conversion ☐
Make of Burner Amana Make ☐
Model GUTC045CA30 Model ☐
Serial 9510108295 Max. BTU Rating ☐
Input 46,000 BTU Make of Furnace ☐

Equipment venting type: Atmospheric ☐ Induced Fan ☒ Other ☐

Total BTU input of all vented gas appliances per chimney: 82,000 BTU

Type of Chimney: Masonry ☒ Class B ☐ Other ☐

Type of Liner: None ☐ Metal ☒ Clay Tile ☐

Combustible Air Supply Required?: Yes ☒ No ☐ Installed?: Yes ☒ No ☐

Safety & Operating Control Tests:	Yes	No	Fuel Analysis/Flue Gas Analysis:	Yes	No
Pilot/Flame Safeguard Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vents Properly without Spillage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flame Stays Inside/Doesn't Roll Out	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operator(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burner Lights Smoothly	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low Water Cut-Off Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
All Controls Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Initial	Final	Visual Inspection	Yes	No
Stack Temperature <u> </u> F/Net	<u>201</u> F/Net	Fuel Piping System - Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oxygen <u> </u> %	<u>9.8</u> %	Vent Systems—Drafthood, Connector, Vent Chimney-- Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Dioxide <u> </u> %	<u>6.7</u> %			
Carbon Monoxide <u> </u> % / ppm	<u>167</u> <u>6.7</u> ppm	Heating Unit - Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Carbon Monoxide Detector (tube type) Positive ☐ Negative ☐

Look At Total Heating System Before You Leave:

Does system operate safely and properly? Yes ☒ No ☐

COMMENTS:

Name of Licensed Contractor: Forrest Heating Address: 995 Burns Ave. Phone #: 776-4585
Person Doing Test (Print): Charles Forrest (signature): [Signature]
Certificate of Competency Number from City of Saint Paul for Appropriate Fuel: 0428



EXISTING FUEL BURNING EQUIPMENT SAFETY TEST REPORT

(Use separate form for each Appliance)

Department of Safety & Inspections
Fire Prevention Division
375 Jackson Street - Suite 220
Saint Paul MN 55101
Fax: 651-266-8951

Address: 1889 Montana E. Date: 8/31/11
Owner: Adam Strobel

Type of Heat:

Gravity Air ☐ Forced Air ☒ Gravity Hot Water ☐ Forced Hot Water ☐
Steam ☐ Unit Heater ☐ Space Heater ☐ Other ☐

Type of Fuel: Gas ☒ Oil ☐ Other ☐
Gas Design ☐ Conversion ☐
Make of Burner Amana Make ☐
Model GU1A045A30 Model ☐
Serial 9410114223 Max. BTU Rating ☐
Input 46,000 BTU Make of Furnace ☐

Equipment venting type: Atmospheric ☐ Induced Fan ☒ Other ☐

Total BTU input of all vented gas appliances per chimney: 82,000 btu.

Type of Chimney: Masonry ☒ Class B ☐ Other ☐

Type of Liner: None ☐ Metal ☒ Clay Tile ☐

Combustible Air Supply Required?: Yes ☒ No ☐ Installed?: Yes ☒ No ☐

<u>Safety & Operating Control Tests:</u>	<u>Yes</u>	<u>No</u>	<u>Fuel Analysis/Flue Gas Analysis:</u>	<u>Yes</u>	<u>No</u>
Pilot/Flame Safeguard Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vents Properly without Spillage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flame Stays Inside/Doesn't Roll Out	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operator(s) Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burner Lights Smoothly	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low Water Cut-Off Operating Properly	<u>N/A</u>	<input type="checkbox"/>			
All Controls Operating Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

	<u>Initial</u>		<u>Final</u>		<u>Visual Inspection</u>	<u>Yes</u>	<u>No</u>
Stack Temperature	<input type="checkbox"/>	F/Net	<u>278</u>	F/Net	Fuel Piping System - Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oxygen	<input type="checkbox"/>	%	<u>9.5</u>	%	Vent Systems—Drafthood, Connector, Vent Chimney-- Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Dioxide	<input type="checkbox"/>	%	<u>6.3</u>	%			
Carbon Monoxide	<input type="checkbox"/>	% / ppm	<u>12</u>	<u>ppm</u>	Heating Unit - Okay	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Carbon Monoxide Detector (tube type) Positive ☐ Negative ☐

Look At Total Heating System Before You Leave:

Does system operate safely and properly? Yes ☒ No ☐

COMMENTS:

Name of Licensed Contractor: Forrest Heating Address 995 Burns Ave. Phone # 776-4585

Person Doing Test (Print) Charles Forrest (signature) [Signature]

Certificate of Competency Number from City of Saint Paul for Appropriate Fuel: 0428

Item #18

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

**SMOKE AND CARBON MONOXIDE DETECTOR
INSPECTION AFFIDAVIT**

** This affidavit must be completed and returned to the fire inspector upon inspection of the property. A certificate of occupancy cannot be issued/renewed without this completed affidavit. If all the units were not inspected by one person, signatures of all persons inspecting are required. More than one sheet may be used. **

1889-91 Montano _____ 2 _____ 2
Address # of Units C of O #

I affirm that I have given the occupant of each dwelling unit or guest room in the building at the above address a written explanation of the following:

1. The location and operation of each smoke detector and carbon monoxide detector.
2. Instructions describing the action to be taken when an alarm sounds.
3. The procedures for testing the detectors.
4. Who to contact when a low-battery tone sounds or power light fails.
5. The penalties for disabling smoke detection or carbon monoxide detection.

Signature: _____ Date: 8/31/11

I affirm that I personally inspected the smoke detectors and carbon monoxide detectors in the dwelling units and guest rooms in the building at the above address as follows and that all detectors were in place and good working order:

Apt. #	Apt. #	Apt. #	Apt. #	Apt. #	Apt. #
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Signature: _____ Date: 8/31/11

Minnesota State Statutes 299F.362 requires smoke detectors and Minnesota State Statute 299F.50 requires carbon monoxide detectors and Saint Paul Ordinance 39.02 (c) requires that an affidavit stating that "all detectors are inspected and serviced when needed and are operational be filed before a Certificate of Occupancy can be issued or renewed."

Revised 12/09



Henl #19

a division of
Mercury Electric Corporation
651-464-1660

CUSTOMER'S ORDER NO. 110T500		PHONE 317-509-3194		DATE 9-2-2011		
NAME ADAM STEBEL						
ADDRESS 6246 Tension way Indianapolis IN 46236-7390						
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. RET'D	PAID OUT
QTY.	DESCRIPTION				PRICE	AMOUNT
	Checked 1sta fixture to make sure they were wired properly. Added ground screws					
	Permit # 2011271462				63.00	
	Labor 2 hrs @ 128.00				256.00	
XXXXXXXXXX 4236						
exp. 3/13					TAX	
RECEIVED BY C. H. M. S. M.					TOTAL	319.00

1347

NEBS To Reorder:
800-225-6380 or nebs.com

Thank You!

PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 8/2/2011

2. Page 1 of 7

3. RECEIVED OF MPK Properties, LLC

4. _____

5. the sum of One Thousand Dollars (\$ 1000)

6. by ☒ CHECK ☐ CASH ☐ NOTE as earnest money to be deposited upon Final Acceptance of Purchase
(Check one.)

7. Agreement by all parties, on or before the third Business Day after Final 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.

10. Said earnest money is part payment for the purchase of the property located at

11. Street Address: 1889 Montana Avenue E

12. City of Saint Paul, County of Ramsey

13. State of Minnesota, legally described as Hayden Heights W 1/2 of lots 5 and 6 and lot

14. 7 block 1

15. _____

16. _____

17. 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,
(Check one.)

22. built-in humidifier and dehumidifier, liquid fuel tank(s) ☐ OWNED ☐ RENTED ☒ NONE and controls (if the
(Check one.)

23. 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;
24. ATTACHED: carpeting; mirrors; garage door openers and all controls; smoke detectors; fireplace screens, doors and
25. heatilators; AND the following personal property: _____

26. _____

27. _____

28. _____

29. _____

30. all of which property Seller has this day agreed to sell to Buyer for sum of (\$ 118,000)

31. One Hundred Eighteen Thousand Dollars.

32. which Buyer agrees to pay in the following manner:

33. 1. Cash of 100 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest money; PLUS

35. 2. Financing of 0 percent (%) of the sale price, which will be the total amount secured against this property to fund this purchase.

37. Such financing shall be (check one) ☐ a first mortgage; ☐ a contract for deed; or ☐ a first mortgage with subordinate financing, as described in the attached Addendum:

39. ☐ Conventional ☐ FHA ☐ DVA ☐ Assumption ☐ Contract for Deed ☒ Other: cash
(Check one.)

40. The date of closing shall be on or before 9/15, 20 11.

PURCHASE AGREEMENT

253. Page 7 Date 8/2/2011

254. Property located at 1889 Montana Avenue East, Saint Paul

255. OTHER:

256.

257.

258.

259. Other addenda may be attached which are made a part of this Purchase Agreement. (Enter total number of pages of this Purchase Agreement, including addenda, on line two (2) of page one (1).)

261. I, the owner of the property, accept this Purchase Agreement and authorize the listing broker to withdraw said property from the market, unless instructed otherwise in writing.
265. I have reviewed all pages of this Purchase Agreement.

I agree to purchase the property for the price and on the terms and conditions set forth above
I have reviewed all pages of this Purchase Agreement.

266. ☐ If checked, this Purchase Agreement is subject to attached Counteroffer Addendum.

268. X _____
(Seller's Signature) (Date)

X Michael P. Krasner 8/2/11
(Buyer's Signature) Chief Manager (Date)

269. X _____
(Seller's Printed Name)

X MPK Properties, LLC
(Buyer's Printed Name)

270. X _____
(Marital Status)

X _____
(Marital Status)

271. X _____
(Seller's Signature) (Date)

X _____
(Buyer's Signature) (Date)

272. X _____
(Seller's Printed Name)

X _____
(Buyer's Printed Name)

273. X _____
(Marital Status)

X _____
(Marital Status)

274. FINAL ACCEPTANCE DATE _____

275. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).
276. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

277. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE ARBITRATION
278. DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT, WHICH IS AN OPTIONAL,
279. VOLUNTARY AGREEMENT AND IS NOT PART OF THIS PURCHASE AGREEMENT.

280. SELLER(S) _____

BUYER(S) Michael P. Krasner, Chief Manager
MPK PROPERTIES, LLC

281. SELLER(S) _____

BUYER(S) _____

**ARBITRATION DISCLOSURE AND
RESIDENTIAL REAL PROPERTY
ARBITRATION AGREEMENT**

48. Page 2

49. **THIS IS AN OPTIONAL, VOLUNTARY AGREEMENT.**
50. **READ THE ARBITRATION DISCLOSURE ON PAGE ONE IN FULL BEFORE SIGNING.**
51. **RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT**

52. For the property located at 1889 Montana Avenue E

53. City of Saint Paul, County of Ramsey, State of Minnesota.
54. Any dispute between the undersigned parties, or any of them, about or relating to material facts affecting the use or
55. enjoyment of the property, excluding disputes related to title issues of the property covered by the *Purchase Agreement*
56. dated 8/2, 20 11, including claims of fraud, misrepresentation, warranty and
57. negligence, shall be settled by binding arbitration. Construction Arbitration Services, Inc. shall be the arbitration service
58. provider. The rules, in effect at the time the Demand for arbitration is filed, adopted by Construction Arbitration Services,
59. Inc. and the Minnesota Association of REALTORS® shall govern the proceeding(s). This Agreement shall survive the
60. delivery of the deed or contract for deed in the *Purchase Agreement*. This Agreement is only enforceable if all buyers,
61. sellers and licensees representing or assisting the buyers and sellers have agreed to arbitrate as acknowledged by
62. signatures below.

63. _____
(Seller's Signature) (Date) Michael P. Koenig 8/2/11
(Buyer's Signature) CHIEF MANAGER (Date)

64. _____
(Seller's Printed Name) MPK Properties, LLC
(Buyer's Printed Name)

65. _____
(Seller's Signature) (Date) _____
(Buyer's Signature) (Date)

66. _____
(Seller's Printed Name) _____
(Buyer's Printed Name)

67. _____
(Licensee Representing or Assisting Seller) (Date) Craig Patterson 8/2/2011
(Licensee Representing or Assisting Buyer) (Date)

68. _____
(Company Name) J H Callahan and Associates
(Company Name)

69. **THE RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT IS A LEGALLY BINDING CONTRACT**
70. **BETWEEN BUYERS, SELLERS AND LICENSEES. IF YOU DESIRE LEGAL ADVICE, CONSULT A LAWYER.**

SELLER'S DISCLOSURE ALTERNATIVES

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 8/2/2011

2. Page 1 of 4 pages

3. Property located at 1889 Montana Avenue E,
4. City of St Paul, County of Ramsey, State of Minnesota.

5. NOTICE

6. Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes 513.52
7. through 513.60. To comply with the statute, Seller must provide either a written disclosure to the prospective
8. Buyer (see *Seller's Property Disclosure Statement*) or satisfy one of the following two options:

9. (Select one option only.)

10. 1) **QUALIFIED THIRD-PARTY INSPECTION:** Seller shall provide to prospective Buyer a written report that discloses
11. material information relating to the real property that has been prepared by a qualified third party. "Qualified third
12. party" means a federal, state or local governmental agency, or any person whom Seller or prospective Buyer
13. reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection
14. or investigation that has been conducted by the third party in order to prepare the written report.

15. Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information
16. that is included in a written report, or material facts known by Seller that are not included in the report.

17. ☒ Buyer acknowledges receipt of an inspection report prepared by

18. Code compliance, city of st paul,

19. and dated 11/1, 20 10.

20. ☐ Seller discloses to Buyer the following material facts known by Seller that contradict any information included
21. in the above referenced inspection report.

22. _____
23. _____
24. _____
25. _____
26. _____
27. _____

28. ☐ Seller discloses to Buyer the following material facts known by Seller that are not included in the above
29. referenced inspection report.

30. _____
31. _____
32. _____
33. _____
34. _____
35. _____

36. 2) ☐ **WAIVER:** The written disclosure required may be waived if Seller and prospective Buyer agree in writing. Seller
37. and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

38. Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit or
39. abridge any obligation for Seller disclosure created by any other law.

40. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**