APPLICATION FOR APPEAL

Saint Paul City Clerk
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

RECEIVED
MAY 16 2011
CITY CLERK

The City Clerk needs the following to process your appeal:

- ☒ $25 filing fee payable to the City of Saint Paul (if cash: receipt number_____)
- ☒ Copy of the City-issued orders or letter which are being appealed
- ☒ Attachments you may wish to include
- ☒ This appeal form completed

YOUR HEARING Date and Time:
Tuesday, 5-24-11
Time 2:30
Location of Hearing:
Room 330 City Hall/Courthouse

Mailed 5-16-11

Address Being Appealed:

Number & Street: 565 Thomas Avenue City: St. Paul State: MN Zip: 55103

Appellant/Applicant: PRO Realty Services, LLC Email Leah@prorealtyservices.com

Phone Numbers: Business 651-484-0679 Residence _____ Cell _____

Signature: _____ Date: 5-13-2011
Agent for Nguyen & Chu Properties, LLC

Name of Owner (if other than Appellant): Nguyen & Chu Properties, LLC

Address (if not Appellant's): 3570 Lexington Ave N #202, Shoreview, MN 55126

Phone Numbers: Business 651-484-0679 Residence _____ Cell _____

What Is Being appealed and why? *Attachments Are Acceptable*

- ☒ **Vacate Order/Condemnation/ Revocation of Fire C of O**
- ☐ **Summary/Vehicle Abatement**
- ☐ **Fire C of O Deficiency List**
- ☐ **Fire C of O: Only Egress Windows**
- ☒ **Code Enforcement Correction Notice**
- ☒ **Vacant Building Registration**
- ☐ **Other**
- ☐ **Other**
- ☐ **Other**

Requesting a dismissal of Code Compliance Report, reversal of the registration as a vacant building and reinstatement of Fire C of O.

Building was registered as a vacant building when it was 50% occupied. Tenants were staying with friends for a few days.

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

Code Compliance Report

May 10, 2011

NGUYEN & CHU PROPERTIES C/O PRO REALTY SERVICES
3570 LEXINGTON AVE N #202
SHOREVIEW MN 55126

Re: 565 Thomas Ave
File#: 11 131538 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on April 29, 2011.

Please be advised that this report is accurate and correct as of the date May 10, 2011. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from May 10, 2011. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Install floor covering in bathroom and kitchen that is impervious to water.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Air-seal and insulate attic/access door.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Replace house roof covering and vents to code.
- Provide durable, dustless parking surface as specified in the zoning code.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Openings in stair risers must be less than 4 inches.
- Install tempered glass in rear stair window on stairs to second floor.
- Install tempered glass in window on landing at second floor for east side entry.
- Repair wall under second floor sink in kitchen.
- Install tempered glass in second floor bath window over bathtub.
- Replace rear entry landing on outside rear of house.
- Properly repair basement windows.
- Replace front door.
- Install first floor kitchen cabinets and sink.
- Install tempered glass in window over first floor bathroom bathtub.
- Replace basement floor.
- Replace bottom of basement stairs to code and install guardrail and handrail on stairs.
- Install joist hangers on old stairway opening on east side of house.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Peggy Schlichte Phone: 651-266-9039

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Verify that fuse/circuit breaker amperage matches wire size
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior lights at back entry doors

ELECTRICAL Inspector: Peggy Schlichte Phone: 651-266-9039

- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- Add receptacle in room by front door - lower unit.
- Add receptacle in bedroom - upper southeast
- No grounding bushing panels
- Add receptacle in upper unit room
- Add light in back area by kitchen - upper unit.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Denny Watters Phone: 651-266-9051

- Basement - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - raise meter to a minimum 12 inches above floor (MPC 2280)
- Basement - Water Meter - remove meter from pit (MPC 88.08)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1) no vent noted.
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Laundry Tub - faucet is missing (MPC 0200. P.)
- Basement - Laundry Tub - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement - Second Water Heater - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4) too long
- Basement - Second Water Heater - Water Heater - Vent must be in chimney liner (IFGC 501.12)
- Basement - Second Water Heater - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Second Water Heater - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Second Water Heater - Water Heater - not fired or in service (MPC 2180)

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) on floor
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- Second Floor - Lavatory - faucet missing (MPC 0200.P.)
- Second Floor - Lavatory - waste incorrect (MPC 2300) show waste and vent
- Second Floor - Sink - fixture is broken or parts missing (MPC 0200 0.) basket strainer
- Second Floor - Sink - waste incorrect (MPC 2300) show waste and vent
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - provide stopper (MPC 1240)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300) show waste and vent
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install approved lever handle manual gas shutoff valve on older boiler and remove unapproved valve.
- Install approved automatic gas valve for older boiler.
- Clean and Orsat test boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Install approved metal chimney liner.
- Connect boilers and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Install boiler pressure relief valve and pipe discharge to within eighteen inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- Gas and hydronic mechanical permits are required for the above work.

ZONING

1. This property is in a (n) R4 zoning district.
2. This property was inspected as a Duplex.

This property was inspected as a Duplex which is not permitted in this zoning district; this property may be a non-conforming use and will require zoning approval before a sale can be approved, any permits may be issued or any work on the property is started.

Notes:

- See attachment for permit requirements and appeals procedure.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments

DEPARTMENT OF SAFETY AND INSPECTIONS
Fire Inspection Division
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: 651-266-8951
Web: www.stpaul.gov/dsi

COPY

April 14, 2011

NGUYEN & CHU PROPERTIES C/O PRO REALTY SERVICES
3570 LEXINGTON AVE N #202
SHOREVIEW MN 55126

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 565 THOMAS AVE

Dear Property Representative:

Your building was determined to be a registered vacant building on April 14, 2011. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Repair all holes in the eaves and soffits, and paint all peeling areas.

2. Exterior - SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.

3. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Repair all rotting wood and holes in the roof line.

4. Exterior - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Hire a licensed pest control company to remove squirrels and birds from the roof and eliminate live roaches from the interior.

COPY

5. Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work requires a permit(s). Call DSI at (651) 266-9090.-Repair or replace the rear and side deck/stairs to meet code. Permit required.

6. Interior - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Replace all cover plates throughout.

7. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Immediately hire a licensed plumber to repair all broken toilets throughout and restore water pressure to both units.

8. Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair ceilings throughout.

9. Interior - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work requires a permit(s), call DSI at (651) 266-9090.-Hire a licensed electrician to repair all broken outlets throughout.

10. Interior - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.

11. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: http://www.ci.stpaul.mn.us/index.aspx?NID=211

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: lisa.martin@ci.stpaul.mn.us or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin
Fire Inspector

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
651-266-8989
651-266-1919
www.stpaul.gov/dsi

April 20, 2011

Nguyen And Chu Properties Llc/Co
Lang Chu
11092 Jasmine Way
Corona CA 92883-3138

VACANT BUILDING REGISTRATION NOTICE

The premises at **565 THOMAS AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **$1,100.00** The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by May 20, 2011.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer, Mike Kalis, at 651-266-1929 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building(s) to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building subject to demolition, the Enforcement Officer will notify all owners and interested parties of the Order to Abate, as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the Enforcement Officer, Mike Kalis, at 651-266-1929.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: ds
vb_registration_notice 06/10

PRO REALTY SERVICES

RESIDENTIAL LEASE

RESIDENT*: (List all persons and their dates of birth, who will live in the Premises) William G McDaniel (7/9/88)
Sierra E Riggs (7/6/88)

COSIGNER(S):

PROPERTY ADDRESS ("Property") 565 Thomas Avenue
St. Paul, MN 55103

MANAGEMENT: PRO Realty Services LLC, 3570 Lexington Ave. N., Suite 202, Shoreview, MN 55126

STREET ADDRESS OF PREMISES/RESIDENT MAILING ADDRESS ("Premises") 565 Thomas Avenue #2
St. Paul, MN 55103

DURATION OF LEASE 12 (enter number of months or "month-to-month")

STARTING DATE OF LEASE 12:00 PM on 10/1/10 **DATE THIS LEASE ENDS** 12:00 PM on 9/30/11

MOVE-IN DATE 12:00 PM on 10/1/10

NOTICE PERIOD: (The NOTICE PERIOD is two (2) full months unless a different notice period is stated here.)

MONTHLY PREMISES RENT: $ 649 **SECURITY DEPOSIT:** $ 650

OTHER MONTHLY RENT CHARGES: $ 50 (e.g., pet rent, garage, storage unit, washer/dryer)

TOTAL MONTHLY RENT: $ 699 **DISCOUNTED RENT:** $ 674 (see RENT DISCOUNT below for qualifying terms)

☐ If an "X" appears in the box to the left on this line, a storage unit and/or garage is included in this Lease, described as:

UTILITIES INCLUDED IN RENT: ☐ Telephone ☐ Cable ☐ Appliance Repair Plan ☐ Water/Sewer ☐ Garbage ☐ Electricity ☐ Gas

UTILITIES/SERVICES PAID BY RESIDENT: ☒ Telephone ☒ Cable ☒ Appliance Repair Plan ☒ Water/Sewer ☒ Garbage ☒ Electricity ☒ Gas
☐ Security System Monitoring $ per month payable with rent ☐ Other

RETURNED CHECK FEE: $30 FEE for each check returned for any reason

Minn. Stat. §504B.181 requires the following:

Authorized Manager of Premises is: PRO Realty Services LLC
Address: 3570 Lexington Ave. N., Suite 202, Shoreview, MN 55126 Phone: (651) 484-0679

An agent authorized to accept service of process and receive and give receipts for notices and demands is: PRO Realty Services LLC
Address: 3570 Lexington Ave. N., Suite 202, Shoreview, MN 55126

The booklet entitled "Landlords and Tenants: Rights and Responsibilities" may be obtained by contacting the Minnesota Attorney General's office by calling (651-296-3533) or by writing to 1400 NCL Tower, 445 Minnesota Street, St. Paul, MN 55101 or online at www.ag.state.mn.us.

**Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.*

Additional Agreements Included in Lease (if any): Building Rules and Conditions of Occupancy; Troubleshooting Contact List; Lead-Based Paint Disclosure; Rent Deposit; Ratio Utility Billing (RUB); Premises Maintenance Service; Crime-Free/Drug-Free Housing; Appliance Repair Service Plan; Gas Service Request; Electricity Service Request, Previous Calendar Year Utility Costs and R.U.B. Formulas and Current Ratios, pet addendum.

MANAGEMENT (acting as agent for the owner of the property) and RESIDENT agree to the terms of this Lease and any attachments that may be made part of this Lease. Furthermore, RESIDENT acknowledges that RESIDENT has received a signed original or copy of this lease.

MANAGEMENT

PRO Realty Services LLC

by: _____

Date signed: 9/30/10

(Resident) _____

(Resident) _____

(Resident) _____

(Resident) _____

Date Signed: 30/10

(Co-Signer/Guarantor) _____

(Co-Signer/Guarantor) _____

Date Signed: _____

RESIDENT's / Co-SIGNER's Initials: SR/ WM/

PRO Realty Services LLC
3570 Lexington Ave. N., Suite 202
Shoreview, MN 55126

Statement

Statement Date
4/14/2011

Safety update: Please be sure to use a maximum of 60 watt light bulbs in all light fixtures in your home. Thank you!

William McDaniel & Sierra Riggs
565 Thomas Ave., #2
St. Paul, MN 55103

Amount Due
$21.52

Date	Charges	Amount	Balance
03/20/2011	Balance forward		76.67
04/01/2011	Due 04/01/2011. Appliance Repair Plan	21.45	98.12
04/01/2011	Due 04/01/2011. Rent (Other)	50.00	148.12
04/01/2011	Due 04/01/2011. R.U.B. Fee	4.50	152.62
04/01/2011	Due 04/01/2011. Trash/Stormwater	0.00	152.62
04/01/2011	Due 04/01/2011. Water/Sewer: 10/1/10 - 10/13/10	0.00	152.62
04/01/2011	Due 04/01/2011. Rent	649.00	801.62
04/02/2011	Due 04/02/2011. Non-Notification Fee	15.00	816.62
04/05/2011	Due 04/05/2011. Late Fee	64.90	881.52
04/07/2011	PMT	-860.00	21.52

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	21.52	0.00	0.00	0.00	**$21.52**

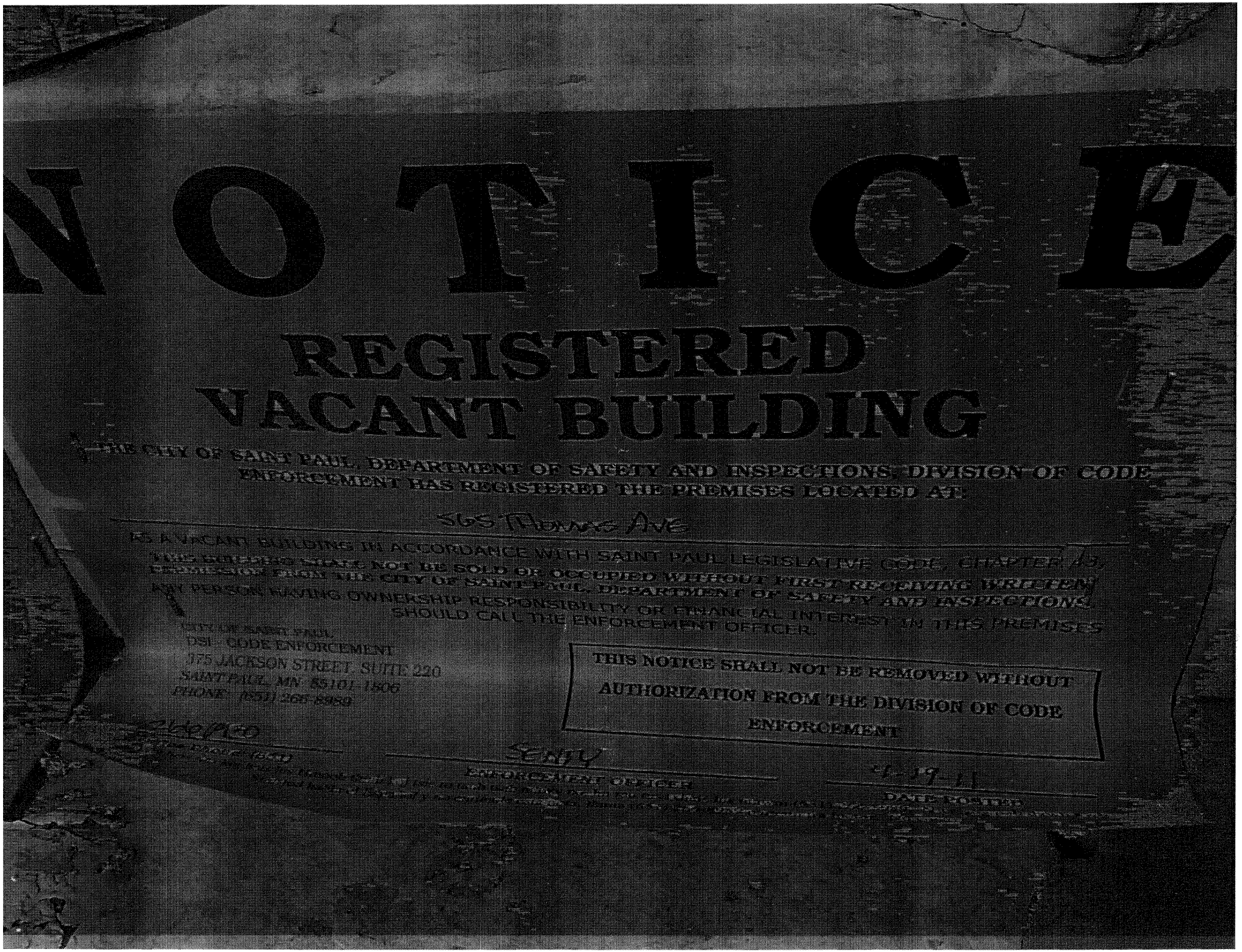
Please be sure to write your name and address on the back of the deposit slip before handing it to the teller.

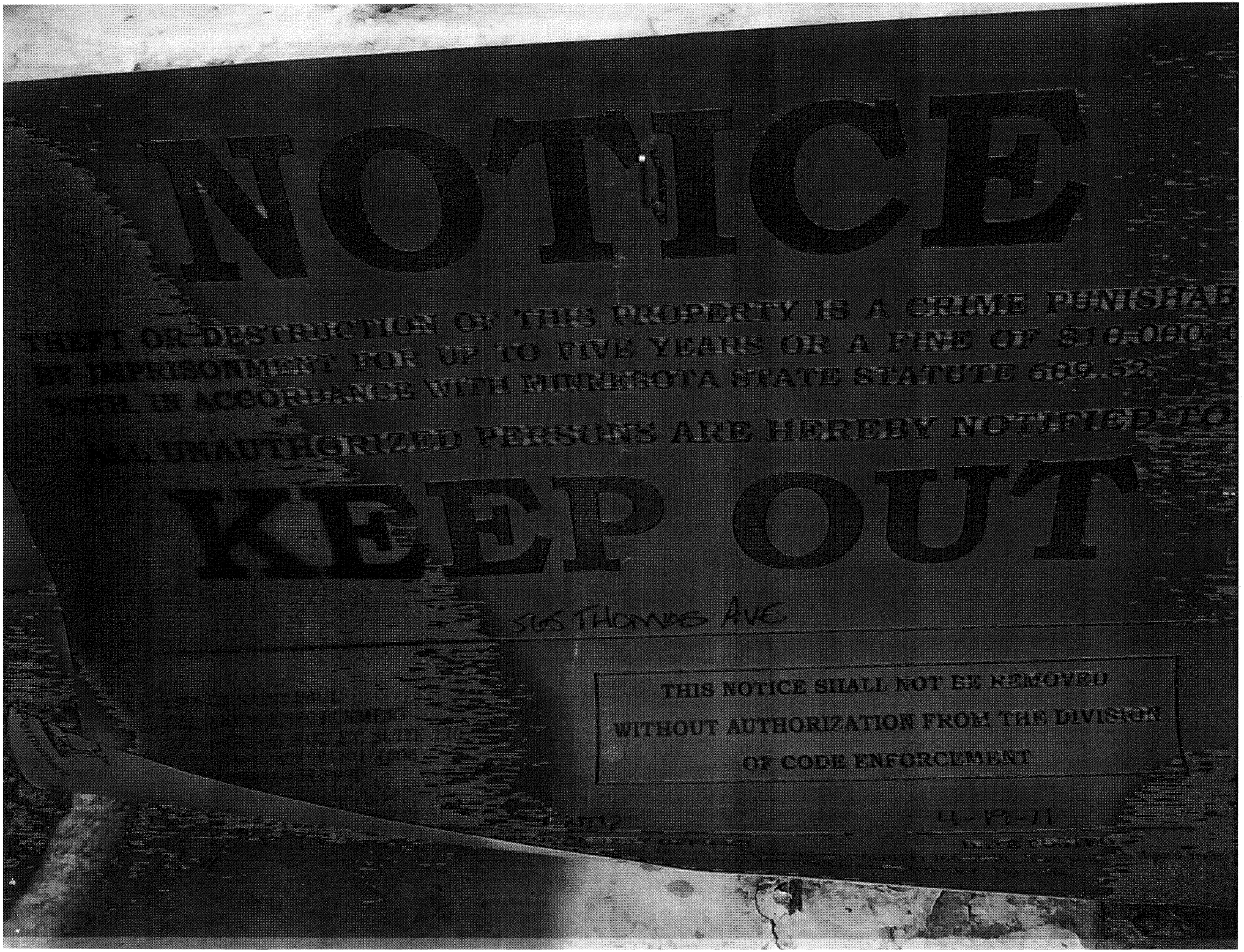
Friends or family looking for a new home?
Have them give us a call at 651-484-0679. We will be glad to help!

Thank you for choosing PRO Realty Services!

Please check this statement over carefully.
If you feel there may be and error, please bring it to our attention within 5 business days.

www.PRORealtyServices.com
651-484-0679


NOTICE
REGISTERED
VACANT BUILDING
THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:
565 Thomas Ave
AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43.
THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL DEPARTMENT OF SAFETY AND INSPECTIONS.
ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.
CITY OF SAINT PAUL
DSI - CODE ENFORCEMENT
375 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1806
PHONE: (651) 266-8989
THIS NOTICE SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE DIVISION OF CODE ENFORCEMENT
Emily
ENFORCEMENT OFFICER
1-19-11
DATE POSTED


NOTICE
THEFT OR DESTRUCTION OF THIS PROPERTY IS A CRIME PUNISHAB
BY IMPRISONMENT FOR UP TO FIVE YEARS OR A FINE OF $10,000
OR BOTH, IN ACCORDANCE WITH MINNESOTA STATE STATUTE 609.52.
ALL UNAUTHORIZED PERSONS ARE HEREBY NOTIFIED TO
KEEP OUT
515 THOMAS AVE
THIS NOTICE SHALL NOT BE REMOVED
WITHOUT AUTHORIZATION FROM THE DIVISION
OF CODE ENFORCEMENT