YP CONSTRUCTION
Of MN

Lisence #. BC634267
Tax ID : 26 - 4385900

2263 Tilsen Ct
Maplewood, MN 55119
Contractor : Han Phan Phone : 612-644-3866 Fax : 1-866-869-1333 Email : vophan@yahoo.com

Estimate

Proposal Submitted To
Tony Hoong

Phone
507-573-2095

Date
06/05/2015

Project/Job:
402 Fry St, St Paul

We hereby submit specifications and estimates for:

1. Provide complete storms and screens for windows, basement windows, and doors. Repair & paint windows.
2. Provide proper drainage around house to direct water away from foundation, foundation of the house and garage.
3. Repair front retaining wall & steps.
4. Remove all wall & ceiling covering from basement
5. Replace second floor bathtub surround window sills and trim.
6. Remove water closet on second floor and repair bathroom floor, also installing new floor covering.
7. Air Seal and insulate attic/access door.
8. Provide major clean up.
9. Remove all moldy or water damaged materials.
10. Repair walls, ceilings and floors.

All repairs will be made with Code Compliance Report.
All items will be brought to code and permits will be pulled to make sure.
The cost of the permit will be the new owner's responsibility.

We propose hereby to furnish materials and labor, complete in accordance with the above specifications for the sum of: $7500.00 with payment made as follows: $3750.00 down and balance due when job is done completed.

Respectfully submitted: _____
Note: this proposal may be withdrawn by us if not accepted within 30 days

MINNESOTA DEPARTMENT OF LABOR & INDUSTRY

License/Certificate/Registration Detail

Class Type:	**RESIDENTIAL BLDG CONTRACTOR**	Number:	**BC634267**
Application No:	**236041**	Status:	**ISSUED**
Expire Date:	**3/31/2017**	Effect Date:	**4/1/2015**
Orig Date:	**4/9/2009**	Print Date:	**2/2/2015**
Enforcement Action:	**NO**		

Name:	**VP CONSTRUCTION OF MINNESOTA INC**
Address:	**2263 TILSEN CT E** **ST PAUL , MN 55119**
Phone:	**612-644-3866** Fax: Other:

Business Relationship Requirements

Name:	**PHAN, HAN V**	Lic/Reg No:	**QB138106**
Status:	**ISSUED**	Application No:	**266134**
Expire Date:	**3/31/2017**	Effect Date:	**4/1/2015**
Orig Date:	**3/8/2007**		

Another Lookup?

ANTHONY ELECTRIC LLC
9116 PALMETTO DR
EDEN PRAIRIE, MN 55347
(952) 200 6854
ANTHONYELECTRIC@GMAIL.COM

June 1, 2015

Hi Khai Hong,
These are estimated costs for the address:
402 Fry St
St. Paul, MN

1. Electrical Permit.
2. Repair or replace the electrical list that the City of St. Paul requires.

Total $3,400.00

Thank you,
Huy Nguyen
Anthony Electric LLC
Tel: 952-200-6854

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092
Phone: (651) 291-7788 Fax: (763) 434-4872
E-Mail: Carlsonplumbing@midco.net

ESTIMATE

Date	Estimate #
5/29/2015	3287

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
PLUMBING BASEMENT Replace water heater Vent dryer Fix gas piping on dryer Install new water pipe FIRST FLOOR Rough in kitchen sink Rough in lav Rough in toilet SECOND FLOOR Rough in toilet Rough in lav Rough in tub Set all fixtures Price includes labor, material and permit NOTES: Fixtures by others.	7,700.00

Grand Total

Signature

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092
Phone: (651) 291-7788 Fax: (763) 434-4872
E-Mail: Carlsonplumbing@midco.net

ESTIMATE

Date	Estimate #
5/29/2015	3287

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
NOTES: Looks like the fixtures are not vented correctly. Will need to re-pipe both bathrooms.	
Grand Total	$7,700.00

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature _____

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092
Phone: (651) 291-7788 Fax: (763) 434-4872
E-Mail: Carlsonplumbing@midco.net

ESTIMATE

Date	Estimate #
5/29/2015	3288

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
HEATING Install new furnace Install new gas valve on main Install new chimney liner Install return air in every room Install heat in every room Install bath fan Replace registers Clean all duct work Cap off unused gas lines Price includes labor, material and permit NOTES: Asbestus removal by others.	13,000.00
Grand Total	$13,000.00

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature _____

SELECT ASSOCIATES
Real Estate Solutions

PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
© 2014 Minnesota Association of REALTORS®, Edina, MN

3. BUYER (S): Tony Hoang
4.
5. Buyer's earnest money in the amount of Ten Thousand
6.
7 shall be delivered to listing broker no later than two (2) Business Days after Final Acceptance Date of this Purchase
8. Agreement. Buyer and Seller agree that listing broker shall deposit any earnest money in the listing broker's trust
9. account within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase
10. Agreement, whichever is later.
11. Said earnest money is part payment for the purchase of the property located at
12. Street Address: 402, Fry St
13. City of St. Paul, County of Ramsey,
14. State of Minnesota, legally described as Lot 24, Block 2, Milham Park,
15. Ramsey County, MN
16.
17. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
18. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system;
19. shed; storm sash, storm doors, screens and awnings; window shades, blinds; traverse, curtain, and drapery
20. rods, valances, drapes, curtains, window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures;
21. plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems;
22 air exchange system; radon mitigation system; sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts;
23. wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors;
24. fireplace screens, door and heatilators; **BUILT-INS:** dishwashers; refrigerators; wine/beverage refrigerators; trash
25. compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms;
26. speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls);
27 pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following
28. personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:
29 n/a
30
31 Notwithstanding the foregoing, leased fixtures are not included.
32 Notwithstanding the foregoing, the following item(s) are excluded from the purchase:
33 n/a
34.
35. Seller has agreed to sell the Property to Buyer for the sum of ($ 87,500.00
36. Eighty seven Thousand Five Hundred
37. which Buyer agrees to pay in the following manner: Dollars,
38. 1. **CASH** of 100 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest
39. money; PLUS
40. 2. **FINANCING** of _____ percent (%) of the sale price, which will be the total amount secured against this
41. Property to fund this purchase.
42. Such financing shall be (*check one*) ☒ **a first mortgage;** ☐ **a contract for deed;** or ☐ **a first mortgage with**
43. **subordinate financing**, as described in the attached *Addendum*:
44. ☐ *Conventional* ☐ *FHA* ☐ *DVA* ☐ *Assumption* ☐ *Contract for Deed* ☐ Other: _____ .
(Check one)
45. The date of closing shall be June 26, 20 15.

Instanet forms

Soley, Reid (CI-StPaul)

From: Khai LIM <seanlim2000@msn.com>
Sent: Tuesday, June 09, 2015 5:20 PM
To: Soley, Reid (CI-StPaul)
Subject: RE: 402 Fry St.

Hi Reid,

Buyer will be able to complete it by February 28, 2016 (8 months from today).

Thanks.

Khai Lim
c 612-237-8283
f 651-776-2103

From: reid.soley@ci.stpaul.mn.us
To: seanlim2000@msn.com
Subject: 402 Fry St.
Date: Tue, 9 Jun 2015 20:57:48 +0000

I couldn't read the intended completion date on the form you sent. Please respond to this email with an expected date for completion of the repairs. You do not need to send another form. When I receive your response, I will send you the approval letter.

Reid Soley
DSI Inspector III
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 651-266-9120
reid.soley@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America

From: Khai LIM [mailto:seanlim2000@msn.com]
Sent: Sunday, June 07, 2015 10:04 PM
To: Soley, Reid (CI-StPaul)
Subject: Sales Approval for 402 Fry (vacant building cat 2)

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

SALE OF VACANT BUILDING
AFFIDAVIT OF INTENT

RE: *Property Address:* 402 Fry St, St Paul, MN 55104

I, *Printed Name of Buyer)* Tony Hoang, the undersigned, certify that the amount of money in a *(Type of Account)* Checking account ending with the last four digits 4828 at *(Name of Bank or Financial Institution)* Wells Fargo will cover the purchase price and the estimated cost of repairs identified in the Code Compliance Report for the above referenced address and that the funds in the account will be applied as payment for completion of those repairs if/when/once I intend to purchase this property *(Expected Closing Date)* 6/26/15 and to complete the required Code Compliance repairs there prior to *(Expected Completion Date)* [illegible]

Tony Hoang

5/28/15
Date

SIMEGN T KASSA
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01.31.18

Simegn T Kassa

1/31/18

WELLS FEDERAL BANK

05/12/2015

To Whom It May Concern,

Man Yu Zheng & Tony Hoong have accounts with Wells Federal Bank with a total balance of $121,217.59.

121,217

Sincerely,

Ronda Gerhardt

Ronda Gerhardt
Wells Federal Bank
Customer Representative
Fairmont Branch
507-238-4479

651-776-2603

1016 HWY. 15 SOUTH • FAIRMONT, MN 56031-4459 • 507/238-4479 • FAX 507/238-4475
www.wellsfederal.com