



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

352

January 31, 2012

08-032041

River Properties LP/JLT Group
10 River Park Plz Ste 800
St Paul MN 55107-1222

Gerald L. Trooien
10 River Park Plaza Ste 800
Saint Paul, MN 55107

LaSalle Bank National Assn
411 E. Wisconsin Ave #1250
Milwaukee, WI 53202

LaSalle Bank NA
50 S Sixth Street Suite 1400
Minneapolis MN 55402

LaSalle Bank NA
135 S LaSalle Street Suite 1225
Chicago IL 60603

US Bank NA
c/o USB Properties
2800 E Lake Street
Minneapolis MN 55406

Dougherty Funding LLC
90 S Seventh Street, Suite 4300
Minneapolis, MN 55402

Fabyanske, Westra, Hart & Thomson
800 Lasalle Avenue, Ste 1900
Minneapolis, MN 55402

Winthrop & Weinstine, PA
225 6th Street South, Ste 3500
Minneapolis, MN 55402

Order to Abate Nuisance Condition

Dear: Sir or Madam

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

50 FILLMORE AVE E

and legally described as follows, to wit:

Bazil And Roberts Addition Part Of All Of The Fol & Subj To St; Blks 172,173 & 174 Of Robertsons Add & Blks 5,6,10, 11,12,13,14,15 & 19 Of Bazil And Roberts Add & Tracts A,f & G Of Reg Land Survey 350 Desc As Beg At Se Cor Of Outlot E Riverview Office Add Th Sely Along Sd Cl Of All

to contains a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.03, and subject to abatement under authority of Chapter 45.11.

On January 4, 2012, an inspection was performed and the following condition was observed:

The open and free flowing well behind the masonry wall near the west most curb cut along the south property line is venting water around and onto the public sidewalk along Plato Avenue, impeding and causing hazardous conditions for pedestrian traffic.

Under permit: Locate the source point and cause of the water flow. Make any needed repairs to the well casing and, in an approved manner, cap the well or provide an approved wellhead to stop the uncontrolled flow of water from it. Clean the public sidewalk of any buildup of water, soil and vegetation.

As owner, agent or responsible party, you are hereby notified that if this nuisance condition is not corrected by **March 1, 2012**, the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to cap and seal the well. The costs of this action, including administrative costs and abatement costs will be assessed against the property taxes as a special assessment in accordance with law.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Dennis Senty** between the hours of 8:00 and 9:30 a.m. at **651-266-1930**, or you may leave a voice mail message.

Sincerely,

Dennis Senty
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council