Property: 1862 East Ivy Ave, St Paul, MN 55106

Year Built: 1927

Contractors and Vendors:

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	651-889-7311	Joesteinmaus@comcast.net
Uliano Construction	Vinny Uliano	612-719-3380	vinny@ulianoproperties.com
Pure Mechanical	John Nelson	651-278-2191	
FTK Services (electrical)	Jose		info@FTKservices.org
Javier Hardwood Floors	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Jonathan Monge	Jonathan	952-465-8886	

Start Date: 6/15/2023

Completion Date: 7/31/2023

Total Budget: $30,000

Description of Work:

Building Repairs will be completed by the owner $16,000 to $20,000. All work is to be done in a workmanship like manner.

1. Clean up trash and material on site.
2. Repair back steps.
3. Repair garage door.
4. Repair back door.
5. Repair broken windows.
6. Retile bathroom.
7. Sand floors.
8. Change locks.
9. Prepare and paint interior and exterior as necessary.
10. Update kitchen
11. Update bathroom

Electrical Repairs will be completed by FTK Services. All work to be completed to code.

Cost: $4000 to $6000

1. Replace light fixtures
2. Repair/replace/install broken, painted over, corroded, missing or loose receptacles, light fixtures, switches cover and plates to code.
3. Repair/replace/install GFCI outlets if applicable.

Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.

Cost: $2000-$4000

1. Install bathroom and kitchen faucets.
2. Replace improper connections, transitions, fittings, or pipe usage.
3. Provide adequate combustion air for gas burning appliances.

Heating will be completed AM Mechanical. All work to be completed to code.

Cost: $500

1. Clean furnace

AMERICAN NATIONAL BANK.

April 7, 2023

To Whom it May Concern:

As of April 7, 2023, Metro Holdings LLC checking account with American National Bank ending in XXX3764 has a current balance of 859,833.23.

If you have any questions, please do not hesitate to reach out to me via phone at 651-290-7840 or email at tnoel@anbank.com.

Best Regards,

Tiffany Noel
651-290-7840
tnoel@anbank.com

Member FDIC

June 5, 2023

City of Saint Paul
Office of the City Council
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102

Re: 1862 Ivy Avenue East, St Paul, MN 55106

To Whom it May Concern:

I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Thirty Thousand Dollars ($30,000) in a checking account at American Bank will be dedicated to the purchase and repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

Joe Steinmaus of Metro Holdings, LLC

6-5-23
Date

Witness Signature

6-5-23
Date

RECEIPT

Payment #: 1617130
Payment Date: June 05, 2023

CITY OF SAINT PAUL

Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806
Phone: 651- 266- 8989
Fax: 651- 266- 9124
www.stpaul.gov/dsi

Paid By: METRO HOLDINGS LLC
7279 40TH ST N
OAKDALE MN 55128- 3305

HOME: 651- 779- 7159, PRIM: 612- 889- 7311

Amount Paid: $5,000.00

Payment Type: Check #4513

Transaction Description

Project Location: 1862 IVY AVE E
ST PAUL MN 55119- 4525

21- 304528 **TYPE: VACANT BUILDING**

SUB TYPE: CATEGORY 3 **WORK TYPE: SINGLE FAMILY RESIDENTIAL**

FEES	
Performance Deposit	$ 5,000.00
TOTAL	$ 5,000.00

** To schedule a Vacant Building Code Compliance Inspection, call Robert Humphrey at 651- 266- 9123 between 7:30 and 9:00 AM, Monday - Friday. **
** Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. **

RECEIPT

Payment #: 1617128
Payment Date: June 05, 2023

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806
Phone: 651- 266- 8989
Fax: 651- 266- 9124
www.stpaul.gov/dsi

Paid By: METRO HOLDINGS LLC
7279 40TH ST N
OAKDALE MN 55128- 3305

HOME: 651- 779- 7159, PRIM: 612- 889- 7311

Amount Paid: $540.00

Payment Type: Check #4512

Transaction Description

Project Location: 1862 IVY AVE E
ST PAUL MN 55119- 4525

21- 304528 **TYPE: VACANT BUILDING**

SUB TYPE: CATEGORY 3 **WORK TYPE: SINGLE FAMILY RESIDENTIAL**

FEES	
Vacant Code Compliance	$ 540.00
TOTAL	$ 540.00

1862 Ivy-

** To schedule a Vacant Building Code Compliance Inspection, call Robert Humphrey at 651- 266- 9123 between 7:30 and 9:00 AM, Monday - Friday. **
** Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. **

PURCHASE AND INDEMNITY AGREEMENT

THIS PURCHASE AND INDEMNITY AGREEMENT ("**Agreement**") is entered into by and among Metro Holdings LLC (hereafter "Metro") and Elaine M. Vallant (hereafter "EMV").

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1.

EMV is the holder of an owner's statutory and/or equitable interest in real estate commonly described as 1862 Ivy Ave E, Saint Paul, MN 55119 (the "Premises"), which is currently on the Vacant Building List in Saint Paul and classified as an Category 3 vacant building.

SECTION 2.

EMV hereby agrees to sell any interest they have in the Premises via quit-claim deed (in the form attached as Exhibit A) to Metro as follows:

a. Metro will pay the EMV the sum of One Hundred Thousand ($100,000.00) dollars to EMV, by a direct wire transfer or certified funds in exchange for an executed Quit Claim Deed;

b. Metro will indemnify EMV for any claim arising out of this Agreement, including: claims for a deficiency by any mortgagee or sheriff's certificate holder; claims by the City of Saint Paul for vacant property issues or assessments; claims by Ramsey County for taxes or assessments; claims by utility providers for usages after the date the deed is executed; and claims for filing fees and deed taxes. However, this indemnity will not cover pre-existing tort claims against the EMV arising out of their ownership of the Premises or any income tax liability of EMV arising out of this Agreement; and

c. Metro will promptly record the deed upon receipt, unless other terms are specified.

SECTION 3.

EMV agrees that they will re-execute a replacement deed should one be required by without additional compensation, but the indemnity duties imposed upon Metro in section 2(b) will attach as of the original execution date of the original deed.

SECTION 4.

Metro will be permitted to enter the Premises before deed execution to inspect it and will be entitled to change the locks once the deed has been executed even if not yet received by EMV.

SECTION 5.

Metro agrees to pay up to ($.00) dollars of EMV's attorney's fees to represent them in this transaction to be paid in the same manner as set forth in Section 2, a.

SECTION 6.

The duties imposed by this Agreement shall survive closing and execution of any deed(s) by the Metro.

SECTION 7.

a. If any provision of this Agreement or any related document is invalid under applicable law, such provision shall be ineffective only to the extent of such invalidity without invalidating the remaining provisions of this Agreement.

b. This Agreement shall be governed in accordance with the laws of the state of Minnesota. Any dispute between the parties relating to this Agreement shall be venued in the state of Minnesota.

c. This Agreement (and the Exhibits and other documents referenced herein or attached hereto) constitutes the entire agreement among the parties hereto with respect to the subject matter hereof and supersedes all prior communications, writings, and other documents with regard thereto. No modification, amendment, or waiver of any provision hereof shall be binding upon any party unless in writing and executed by all of the parties.

d. This Agreement may be executed in one or more counterparts, all of which together shall be deemed one original.

Section 8.

This Agreement may be executed simultaneously in any number of counterparts, each copy of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A party's execution and email transmittal of a copy of this Agreement to the other party or the other party's attorney shall constitute that party's acceptance of the Agreement, conditional on the other party's execution and email transmittal of the Agreement within the subsequent twenty-four (24) hours. On the date of the execution and email transmittal of the Agreement, each party agrees to transmit on the same date an executed copy to the other party's

attorney by an overnight delivery service. The parties agree that the holding of executed duplicate copies of this Agreement by the other party shall also constitute a binding and enforceable Agreement, subject to the first sentence hereof. The attorneys for the parties are as follows:

[This space intentionally left blank]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date first written below.

Dated: 5-30, 2023

By: _____
Joe Steinmaus of Metro Holdings LLC,
It's Chief Manager

Dated: 5/30, 2023

By: _____
Elaine M. Vallant, individually