



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-266-6549*

To: Zoning Committee
From: Jamie Radel, Senior Planner
CC: Allan Torstenson, Principal Planner
Date: March 31, 2016
RE: PF #15-138929 (897 Goodrich Avenue)

Joelle and Mike Olson, owners of 897 Goodrich Avenue, applied for an establishment of legal nonconforming status in July 2016 to make legal a third unit in their legal duplex. Staff recommended denial of this application because the applicant could not meet the requirement, which states: “the use...has been in existence continuously for a period of at least ten (10) years prior to the date of the application.” City records showed in 2012 the previous owner had converted an illegal three-family dwelling back to a permitted two-family dwelling in order to receive a Certificate of Occupancy for the rental property. The full staff report is attached to this memo.

The Zoning Committee held and closed the public hearing on this application on August 13, 2015. At that time, the committee held over the case to allow the applicant to find more information on how the building had been used over the last ten years. See attached meeting minutes.

Since that meeting, the applicant has been trying to recreate the occupancy history of their building. After a series of extensions, the applicant waived the 60-day rule under MN Stat. 15.99. Attached is a letter from the applicant waiving that requirement.

Last week, the applicant submitted a series of documents to establish a timeline of who lived in the building in an effort to demonstrate that the use has been continuous for the previous 10 years. These documents included leases, rental certificates, Internet database listings, correspondence between the applicant and prior tenants, and correspondence between the previous owner and their tenants. I have not included the correspondence between the previous landlord and their tenants. They can be entered into the public record should the Zoning Committee request them.

If you have any questions, please do not hesitate to contact me at 651-266-6614 or jamie.radel@ci.stpaul.mn.us.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 897 Goodrich **FILE #** 15-138-929
2. **APPLICANT:** Mike and Joelle Olson **HEARING DATE:** August 13, 2015
3. **TYPE OF APPLICATION:** NUP - Establishment
4. **LOCATION:** 897 Goodrich Ave, between Victoria St. S. and Milton St.
5. **PIN & LEGAL DESCRIPTION:** 022823310055, Summit Park Addition, Lot 20 Blk 24
6. **PLANNING DISTRICT:** 16 **PRESENT ZONING:** RT1
7. **ZONING CODE REFERENCE:** Sec. 62.109(a)
8. **STAFF REPORT DATE:** July 23, 2015 **BY:** Jamie Radel
9. **DATE RECEIVED:** July 13, 2015 **60-DAY DEADLINE FOR ACTION:** September 25, 2015
-

- A. **PURPOSE:** Establishment of nonconforming use as a triplex
- B. **PARCEL SIZE:** 6,000 sq. ft. (0.14 acres)
- C. **EXISTING LAND USE:** Two-family dwelling
- D. **SURROUNDING LAND USE:**
North: Mix of one- and two-family dwellings
East: Mix of one- and two-family dwellings
South: Mix of one- and multi-family dwellings
West: Mix of one-, two-, and multi-family dwellings
- E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.
- F. **HISTORY/DISCUSSION:** According to the 1908 building permit, this house was constructed as a duplex. No building permits were found that indicate when the third unit was added in the basement. This property is currently zoned RT1 two-family residential, which allows the property to have two dwelling units, but it has been used a triplex for an undocumented number of years. This property was tracked through the City's rental registration program from 2003 to 2007, which identified it as a two-unit building. The property was issued a provisional certificate of occupancy from 2007 to 2011. DSI's property files identified the use as an illegal triplex in a certificate of occupancy (C of O) zoning review in 2008. In a letter dated December 1, 2011 (attached to this report), the City informed the previous property owner that three dwelling units were not allowed in this building per the City's zoning code. In a re-inspection in February 2012, the building was found to be a compliant duplex. (See attached report.) In July 2014, the applicants purchased this property. A March 2015 C of O inspection of the property found the illegal third dwelling unit in the structure, and the applicant was told they needed to discontinue the illegal use of the building or contact DSI to convert the building to a legal use.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 16 Council has not commented on this application at the writing of the staff report.
- H. **FINDINGS:**
1. The applicant is seeking establishment of a nonconforming use of their property as a triplex. Under the RT1 two-family residential district, a two-family dwelling is permitted, while a three-family dwelling is not permitted.
 2. The Planning Commission's triplex conversion guidelines state that staff will recommend denial unless the following guidelines are met:
 - (a) *Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.* This guideline is met as the subject property is 6,000 square feet (40-foot width, 150-foot depth).
 - (b) *Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.* This guideline is met. The gross living area exceeds 3,800 square feet, and the smallest unit, the basement unit, exceeds 1,000 square feet.
 - (c) *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This guideline can be met is if the unpaved portion of the outdoor parking area is paved in accordance with § 63.316. The parking requirement for three two-bedroom

apartments is four parking spaces. This site currently has a two garaged spaces and has sufficient space for two surfaces spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall on the eastern property line is not paved. § 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."

- (d) *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Planning Commission or Board of Appeals.* This guideline is met. No exterior changes are proposed.
 - (e) *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.* This guideline is met. The property has abated all of the code violations noted in a 2015 inspection, with exception to the zoning issue addressed by this application.
3. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming status to uses or structures that do not meet the standards for legal nonconforming status in section 62.102 if the commission makes the following findings:
- (a) *The use or a nonconforming use of similar or greater intensity first permitted in the same zoning district or in a less restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.* This finding is not met. According to City records, on December 1, 2011, the illegal third unit was identified by a fire inspector as part of an inspection required to receive a certificate of occupancy, and upon re-inspection on February 23, 2012, the building was found to be a compliant duplex. To meet that, the previous owner would have had to meet the requirements to show it was being used only as a two-unit building. Based on this information, the use of the building as a triplex would have had to be discontinued for some period of time and thus cannot establish continuous use for ten years prior to this application.
 - (b) *The off-street parking is adequate to serve the use.* This finding is met subject to paving the unpaved portion of the outdoor parking in accordance with § 63.316. The parking requirement for three two-bedroom apartments is for parking spaces. This site currently has a two garaged spaces and has sufficient space for two surfaces spaces. Upon review of site photos, a small portion of the parking area adjacent to the screening wall eastern property line is not paved. § 63.316 of the zoning code states: "all parking spaces...shall be paved with standard or pervious asphalt or concrete or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing."
 - (c) *Hardship would result if the use were discontinued.* This finding is not met. This building is constructed as a duplex, and the building would continue to have reasonable use as a duplex. Re-use of the improved basement space in conjunction with the first-floor unit would require some reconfiguration of the layout of the space should a laundry facility continue to be shared between the two units.
 - (d) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. This property is zoned RT1 two-family and all of the properties fronting on Lincoln and Goodrich Avenues from Victoria Street west to Oxford Street are within the same zoning district.
 - (d) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. This building has been operating on and off as a three-unit building for an undocumented

number of years. It does not appear that use of the building as a triplex would endanger the health, safety, or general welfare of the surrounding area.

- (f) *The use is consistent with the comprehensive plan.* This finding is met. This property is designated Established Neighborhood in the Comprehensive Plan. The Established Neighborhood land use is defined as “predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered in the neighborhood...” A triplex would be consistent with smaller scale multifamily housing.
- (g) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 13, 2015: Twenty-one parcels eligible; fourteen parcels required; eighteen parcels signed.

- I. **STAFF RECOMMENDATION:** Based on finding 3(a) and 3(c) above, staff recommends denial of the establishment of legal nonconforming use as a triplex at 897 Goodrich Avenue.



NONCONFORMING USE PERMIT APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 15-138929
 Fee: 700.00
 Tentative Hearing Date: 7-30-15

PD-16
 # 022823310055

APPLICANT

Name Mike & Joelle Olson (joelle.c.h.olson@gmail.com)
 Address 897 Goodrich Ave.
 City St. Paul St. MN Zip 55105 Daytime Phone 218-590-6303
 Name of Owner (if different) N/A
 Contact Person (if different) N/A Phone N/A

PROPERTY LOCATION

Address/Location 897 Goodrich Avenue St. Paul, MN 55105
 Legal Description Lot 20, Block 24, Summit Park Addition to St. Paul Ramsey County, Minnesota Current Zoning RT1
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
 Change of nonconforming use (para. c)
 Expansion or relocation of nonconforming use (para. d)
 Reestablishment of a nonconforming use vacant for more than one year (para. e)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use illegal triplex (duplex + basement unit)
 Proposed Use legal triplex

Attach additional sheets if necessary

We are seeking approval to legally use the previously existing 3rd basement unit in our home. See supporting documents for details.

Attachments as required Site Plan Consent Petition Affidavit

Applicant's Signature Joelle Olson Date 7/2/15 City Agent add 7-2-15

NONCONFORMING USE PERMIT

Establishment of Legal Nonconforming Use City of Saint Paul

ESTABLISHMENT OF LEGAL NONCONFORMING USE STATUS Section 62.109(a)

A nonconforming use is a use that lawfully existed at the time of adoption of the zoning code (October 24, 1975) or a later amendment, but which is not currently permitted in the zoning district in which it is located.

The Planning Commission, following a public hearing at the Zoning Committee, may grant legal nonconforming status to a use that does not meet the requirements for administrative determination but has been in existence for at least 10 years. They must make the following required findings.

1. The use occurs entirely within an existing structure;

Olson: Yes, this is correct. All units are within the existing dwelling.

2. The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.

Olson: Yes. Unit has been in existence for a period of 10+ years. Jane Lynch, the owner of the property for the last 10 years, has shared that the unit has been rented and in use during her possession of the dwelling. She has also indicated that her relative, Marty Lynch, the owner of the property beforehand, rented the unit in question as well. See signed letter from Jane Lynch in **Addendum A**.

Also note that the fixtures and appliances in the unit date back to the 1980's. See additional documentation of appliances and fixture serial numbers and production dates in **Addendum B**.

3. The off-street parking is adequate to serve the use;

Olson: Yes. Four off-street parking spots currently exist; 2 are in a garage, and 2 are on a cement parking pad. See site map for reference.

4. Hardship would result if the use were discontinued;

Olson:

Yes, hardship would result if the use were discontinued. The basement unit was clearly built with the intention to be a fully separated unit (with kitchen) from main level living.

It would not be reasonable to connect the basement to the main unit due to the nature of the floor plan. The stairwell in question is a shared space among all unit residents. The shared stairwell allows all tenants to have access to shared laundry in the basement. To exclusively join the back stairwell to the basement

unit could pose a risk to the resident on the second level, potentially limiting him/her by not have a second exit.

Additionally, there are 3 doors separating the basement from the main unit which makes it challenging to access the basement unit. Lastly, there is a noise barrier between the two units, which would be less than ideal for an occupant who finds value in having vocal access to all occupants of the home. In other words, the two units are decoupled making it unreasonable for a family to use the basement in conjunction with the main floor. All of these variables make the separateness of the unit unsuitable for a larger, family-style living situation.

If the use of the basement unit were discontinued, it would result in the economic loss of roughly \$12,000 in annual income from potential renters. When Joelle and Mike Olson purchased the home in July 2014, a lease for the basement unit in question dating from May 2014 through April 2015 for \$1,000 a month survived the sale. Since the lease has expired in April 2015, Joelle and Mike have not listed this unit for rent and are foregoing that \$1,000 a month until a decision from the city is made. See **addendum C** for the most recent lease agreement in this unit.

At the time of sale to Mike and Joelle Olson, records also showed the St. Paul department of safety and inspections had historically viewed the unit in question many times and continued to issue a valid Certificate of Occupancy regardless of any zoning issues. Jane Lynch, the seller, also had a valid certificate of occupancy which survived the sale along with the basement lease. Joelle and Mike do not understand why so many years later the same unit is being called into question after an inspection this spring. Historical information on the unit from the department of safety and inspections is provided in **addendum D**.

Additionally, if use were discontinued it would result in the inability to use 1,000+ of taxable square feet in the dwelling. This spring, Joelle and Mike requested the Ramsey County Assessor's office to review the estimated market value of the property. When assessing the value, the county office uses a price per square foot analysis vs. recent comparable sales in the immediate neighborhood. This assessment includes the total square footage of each dwelling unit, regardless of usability or zoning. Therefore, the basement unit in question continues to drive up the taxes on the overall dwelling whether usable or not. The 2015 taxes for the dwelling are \$7,786, significantly higher than many neighboring houses based on this square footage. See **addendum E** for 2015 tax assessment.

5. Rezoning the property would result in Aspot® zoning or a zoning inappropriate to the surrounding land uses;

Olson: The neighborhood block is currently comprised of mixed use dwellings. Immediate neighbors to the west at 903 Goodrich operate 5 separate legal units within the dwelling, including one basement unit. Other neighbors within close proximity on the same block operate a variety of dwellings, including 4+ units per

dwelling, Triplexes, Duplexes, and single family homes. If the nonconforming use permit were allowed for this dwelling its use would be in line with other similar properties in the immediate area. See **addendum F** for examples of neighboring like properties.

6. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare;

Olson: If the nonconforming use permit were allowed, existing character of the dwelling would remain as is. No additional construction or building is needed. The basement unit in question has been inspected by the St. Paul department of safety and inspections this spring and determined as safe – including proper ceiling height, square footage, and egress in bedrooms as well as necessary smoke and carbon monoxide detectors. All other deficiencies noted in the inspections have since been repaired and resolved. See copy of fire inspection correction notice in **Addendum G**.

7. The use is consistent with the comprehensive plan; and

Olson: Plan is to use unit as is, without need for additional construction or building. If permit is allowed basement unit will be rented out to tenants.

8. A notarized petition of two-thirds of the property owners within 100 feet of the property has been obtained stating support for the use.

Olson: When petitioning immediate neighbors for variance approval, many confirmed that the request was not a significant change from the existing and historical use of the dwelling over the previous years. Neighbors agree that approval of the variance request will not change how the structure has been used historically and that no building or structural changes to the dwelling are necessary. Essentially the dwelling will be used as it has been intended. Neighbors understand that Joelle and Mike Olson plan to continue to occupy the main floor unit of the building and that they will continue to be respectful of the neighbors and the neighborhood and expect the same from their tenants. Joelle and Mike Olson have already invested over \$10,000 on the exterior of the home and plan to continue to make improvements that keep the home looking in good condition if the permit is allowed. Neighbors understand that allowing a zoning variance will help allow income for continued reinvestment into the home, which has residual benefits to the overall neighborhood and property values. Neighbors understand that the basement unit is in good condition and will continue to attract tenants that will also respect the neighborhood. See Attached Petition with 15 of the 17 total property signatures (12 needed for two-thirds). See **addendum H**.

The Planning Commission may attach other conditions to insure the public welfare.

Applicant's Role

1. The applicant (or representative) receives a nonconforming use permit application form from the Zoning Section, 1400 City Hall Annex, 25 West Fourth St., Saint Paul, Minnesota 55102 or online at <http://www.stpaul.gov/depts/liep/zoning/deternonconform.tml>. The forms include the following:
 - a. Application for Nonconforming Use Permit;
 - b. A Consent of Adjoining Property Owners' form;
 - c. Affidavit of Petitioner@ form for individual circulating the petition.
2. Complete the application form. Include evidence that all of the conditions listed in the code (1-8 above) are *met*: This would include evidence that the use has been in existence for ten years, evidence of hardship, floor plans, site plans, and other information to substantiate your case. If the application is for a permit to grant legal nonconforming status for a duplex or triplex, the application shall also include responses to the duplex/triplex conversion guidelines. These guidelines are available from the Zoning Section. Complete the top portion of the consent petition form, including a clear description of the use you are proposing to establish as the legal nonconforming use. On the consent petition form, obtain the consent signatures of two-thirds of the property owners within 100 feet of the property. A private title company or Saint Paul Zoning staff can provide names and addresses of the fee owners of property within 100 feet of the site, using Ramsey County Property records. There will be a fee for this service.
3. Complete the Affidavit of Petitioner@ form and have it notarized. Bring the completed forms, consent petition, and supporting information to the Zoning Office along with the appropriate fee.
4. Be available to provide additional information to Zoning staff as needed.
5. Attend Zoning Committee public hearing to explain your application and answer questions.

Process

1. If the petition is found to be sufficient, Zoning staff opens the file, notifies representatives of the district council of the pending application, and sets up a public hearing before the Zoning Committee of the Planning Commission. The hearing is approximately 21 days from the date the application is received. The committee meets at 3:30 p.m. in City Council Chambers on alternate Thursdays.
2. Notice of the hearing is sent at least 10 days in advance of the public hearing to property owners within 350 feet of the site and also to planning district representatives.
3. At the public hearing, the Zoning Committee:

- a. Hears the staff recommendation based on a review of zoning code requirements;
 - b. Hears public testimony in support and opposition; and
 - c. Recommends approval or denial of the request, and indicates when the recommendation will be made to the Planning Commission.
4. The Planning Commission receives the recommendation of the Zoning Committee and takes a decision at its scheduled meeting, held at 8:30 a.m. the Friday of the week following the Zoning Committee meeting. This is not a public hearing, and no public testimony is heard. However, this meeting is open to the public, and you may attend.
 5. The Planning Commission will either approve or deny the application. The applicant or any persons affected by this decision may appeal the Planning Commission decision to the City Council within 10 days of the Planning Commission decision.

If you have any questions, contact Zoning Office

1400 City Hall Annex

25 West Fourth Street

Saint Paul, Minnesota 55102 (651) 266-6589

DUPLEX AND TRIPLEX CONVERSION GUIDELINES FOR ZONING CASES

Approved by the Board of Zoning Appeals June 30, 2009
Approved by the Planning Commission August 21, 2009 (09-52)

TRIPLEX CONVERSION GUIDELINES

Application Requirements:

Plans. In addition to the general application requirements of 61.301, 61.302, and 61.801(b) (for rezonings), applications shall include a site plan showing total lot area and proposed off street parking (improved with a durable, permanent, dustless surface). Calculating the floor area of habitable rooms, only those portions of the floor area of a room having a clear ceiling height in excess of five (5) feet may be included. At least half of the floor area of a habitable room shall have a clear ceiling height of seven (7) feet or more. Exterior changes are proposed, exterior changes shall be consistent with the General Design Standards in section 63.110. All plans and drawings must show dimensions or be drawn to scale.

Olson: See **Site Map** Attached. No plan to construct or build, but rather to use dwelling as is. Bedroom ceiling heights exceed the 7 foot minimum at 7 feet 4 inches. No exterior changes proposed.

Economic Feasibility Analysis. An economic analysis worksheet provided by the City shall be completed and submitted with the application.

Olson: Per Paul Dubruiel at the city zoning office, this worksheet is no longer needed. See answer to question 4 on hardship on the nonconforming use permit form.

MLS Listing from Most Recent Sale. A copy of the MLS listing from the most recent sale shall be submitted with the application.

Olson: See **addendum I** for the MLS listing.

1. Applications for *variances* in RT-2 or higher residential zones:

For proposed conversions of existing single-family and duplex structures to triplexes, staff will recommend denial unless in addition to the findings for variances contained in § 61.600 of the Zoning Code, the following guidelines are met:

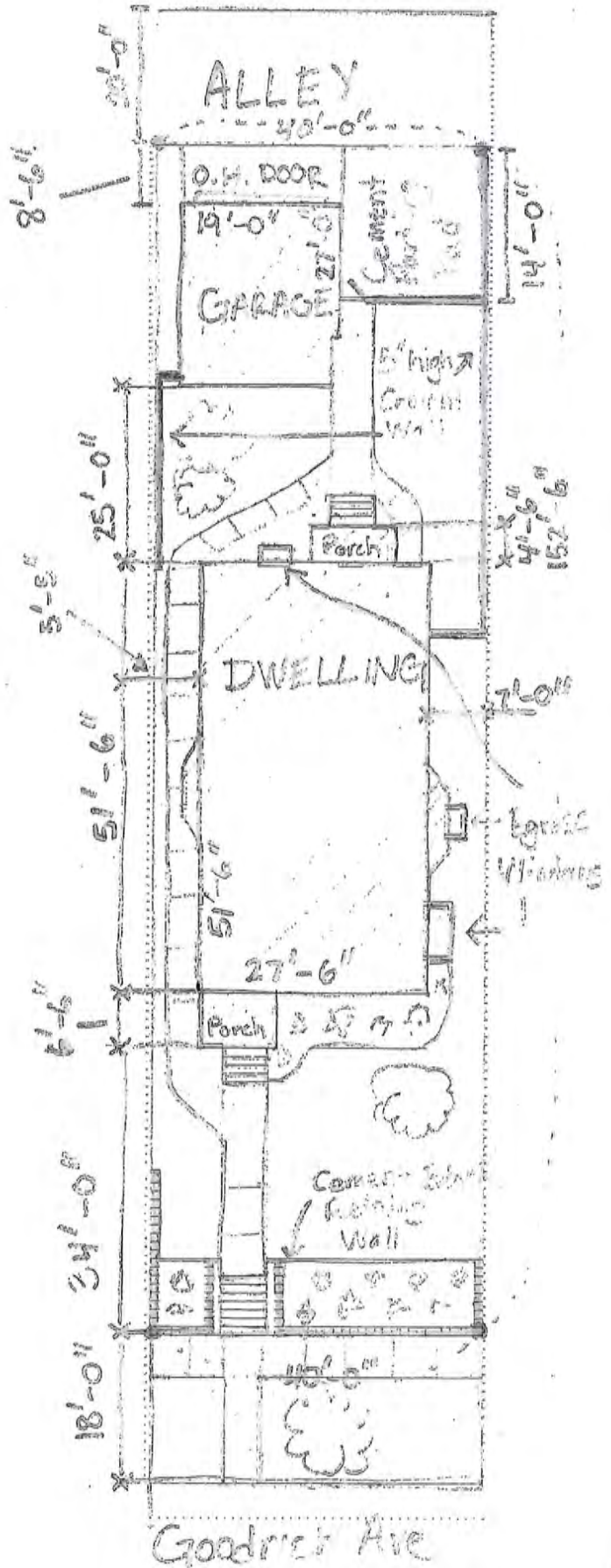
- A. Lot size of at least 6,000 square feet with a lot width or front footage of 50 feet.
Olson: Lot width or front footage exceeds 40 feet. Lot size exceeds 6,000 square foot requirement.
- B. Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.
Olson: Basement Unit in question exceeds 1,000 square feet. 1st floor and 2nd floor units exceed 1,400 square feet each. Gross living area exceeds 3,800 square feet.
- C. Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.
Olson: Four off street parking spaces (non-stacked) are already in existence. 2 garage spaces and two cement parking slab spaces.
- D. All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)
Olson: No remodeling work planned to the inside or exterior of the structure.
- E. For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution
Olson: Inspections have already been done by the department of safety and inspections this spring. If additional code compliance inspection is necessary, Joelle and Mike will comply. Joelle and Mike will also obtain any necessary permits needed to bring the structure up to code.

JOELLE DIBSON
 397 GOODRICH AVE
 ST. PAUL, MN 55105
 218-590-6303
 RAMSEY COUNTY, MN
 LOT 20, BLOCK 24
 SUMMIT HILL ADDITION
 TO ST. PAUL

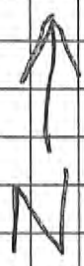
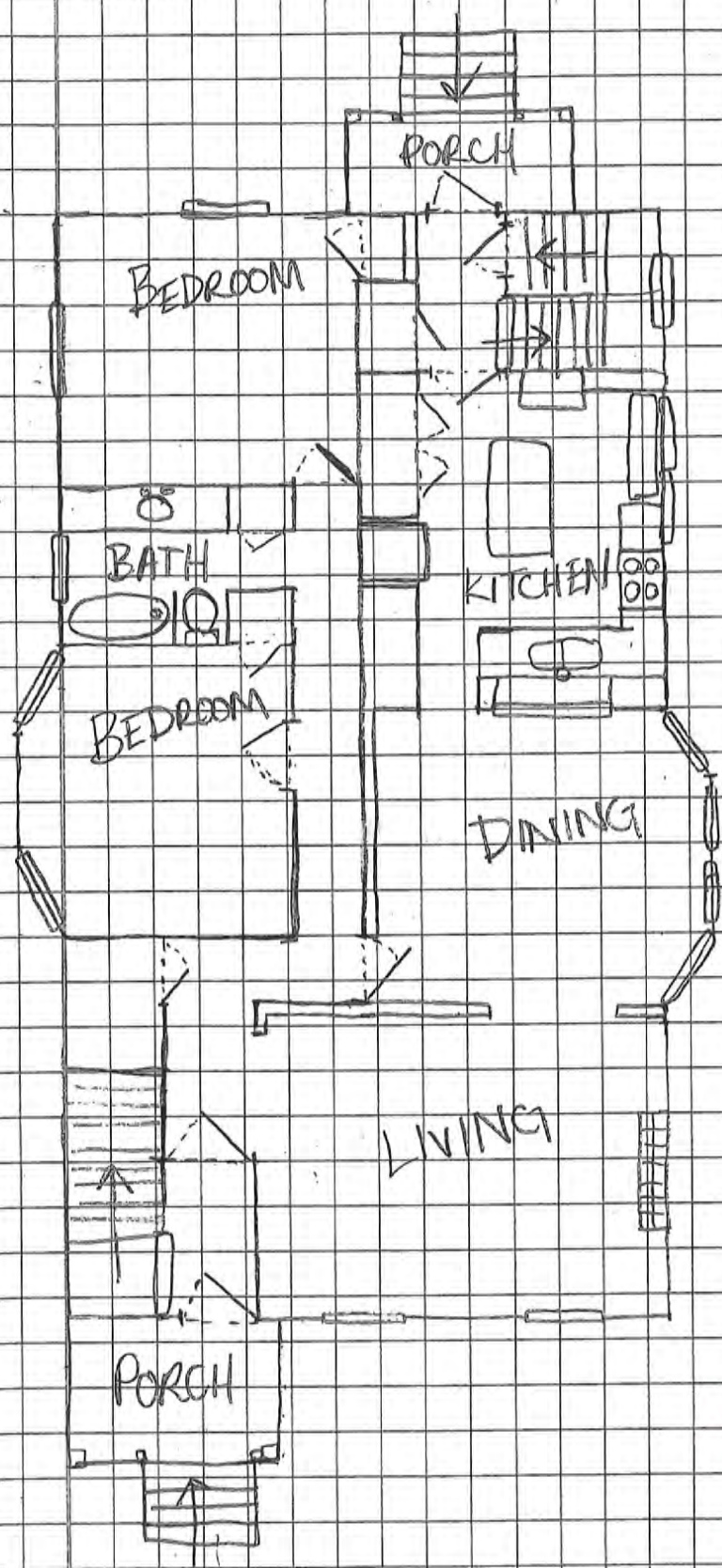
Site Map

1" = 20'-0"

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NORTH



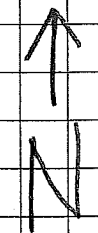
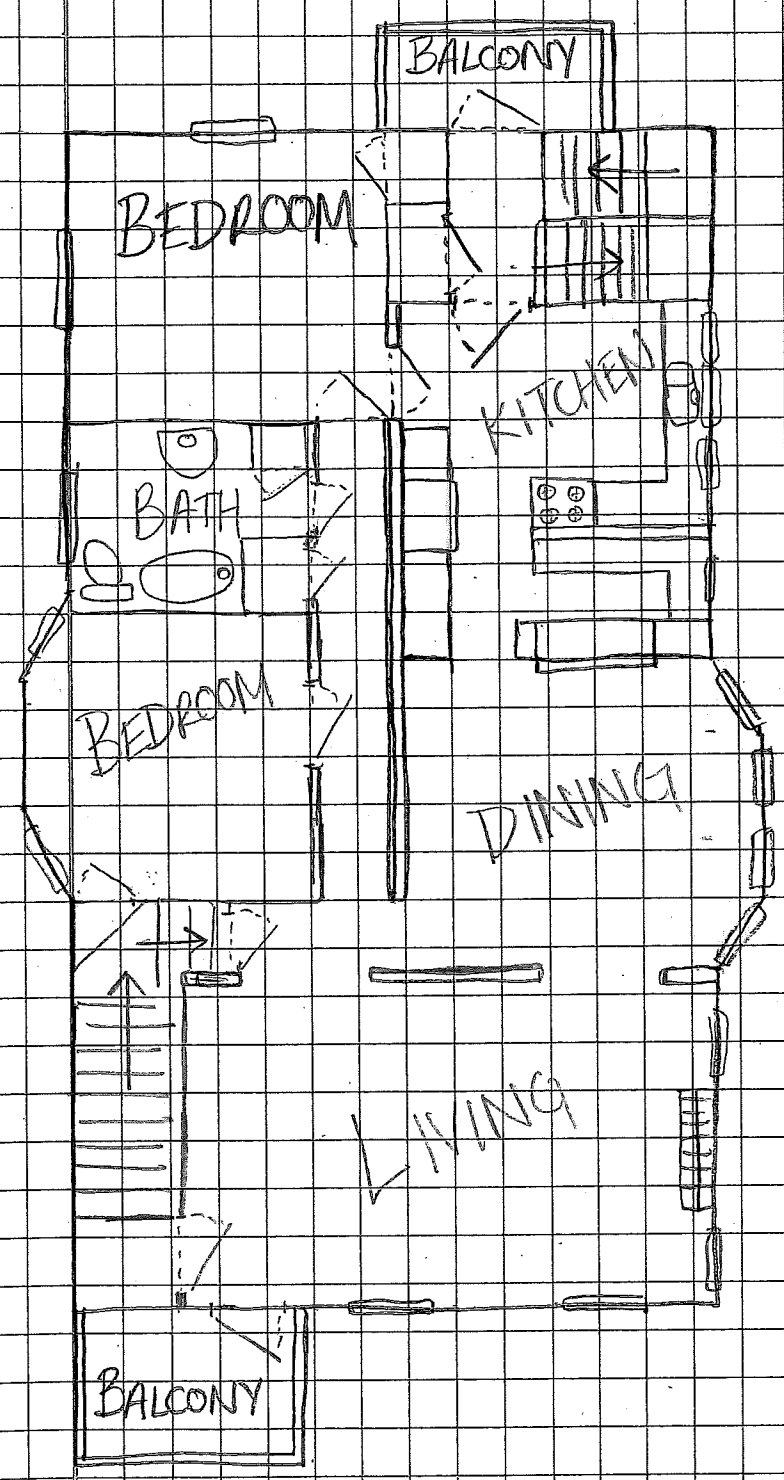
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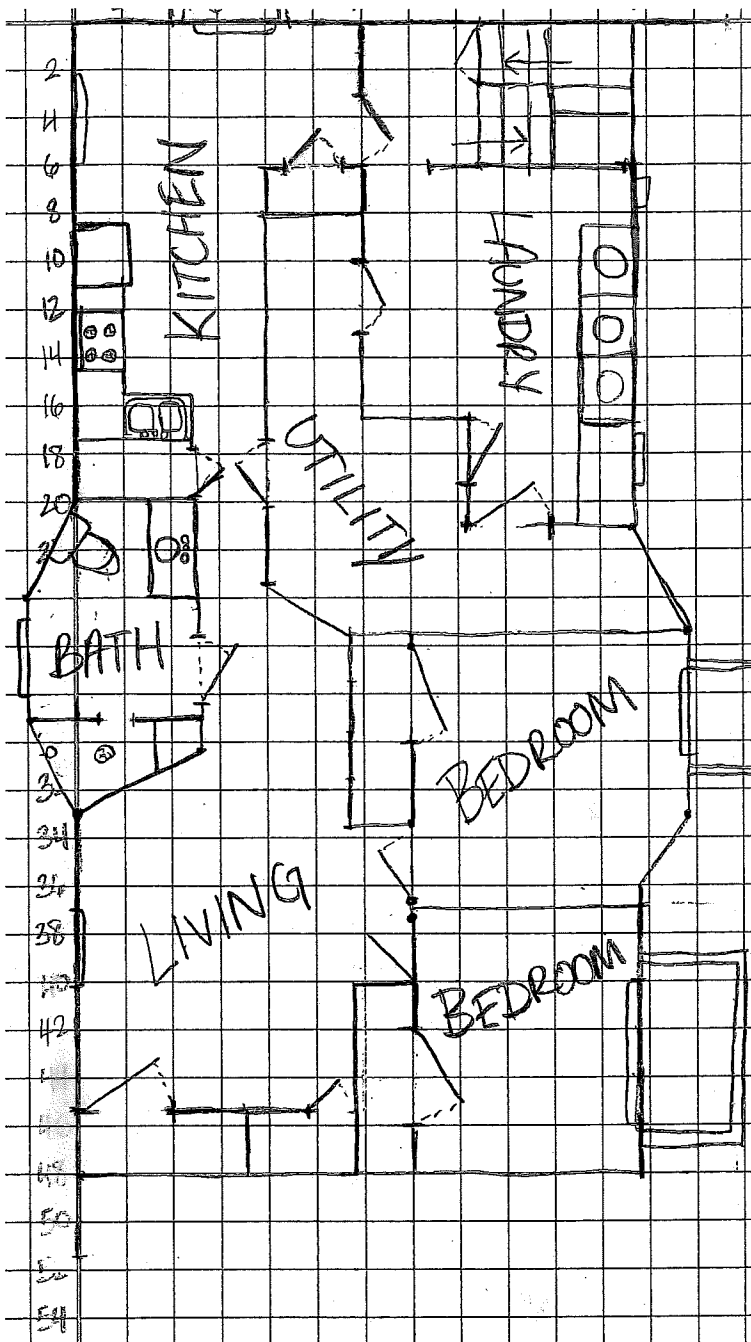
UNIT #/
1st
FLOOR

**Floor
Plans**

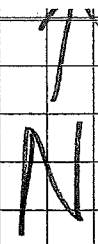
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UNIT
#2
SECOND
FLOOR



UNIT #3
BASEMENT



March 17, 2015

897 Goodrich Avenue, Saint Paul, MN 55105

Martin and Jane Lynch purchased 897 Goodrich Avenue in October of 2005.

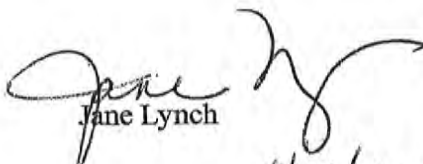
This property was purchased from Martins parents, it was their family home for over 30 years. We along with the prior owners had family members living in the property thru out our ownership.

The basement apartment has been in existence for over 20 years. The basement when I purchased consisted of two bedrooms with legal egress windows A kitchen with gas stove, refrigerator, sink, cabinets, A bath with sink toilet and shower and a living room. All operational. It has a separate entrance and also a common hall and stairway. It acts as a stand alone apartment and I was told by the city inspector could be a legal apartment or combined with the main floor unit as the main and basement have a common hall/stairway and legal exits.

At the time of our purchase the home was occupied with 2 in the lower level, 1 on the main and 3 on the second floor.

The occupancy remained pretty much the same thru out my owning the property. Units would be vacant on and off but a pretty constant of 6 adults on going. All residents had vehicles and pulled parking permits from the city as they were required for parking.

While we owned the property we never had any complaints on the building for traffic, noise, parking etc.


Jane Lynch
3/17/2015

Addendum
A

897 Goodrich Basement Unit History

1. Item: Floor Radiator, Location: Kitchen

- 1.1. Model Number: 6R1500
- 1.2. Company: Cadet Manufacturing Company : (855.223.3887) <http://cadetheat.com/>
- 1.3. See photo of radiator dated **February 1991**
- 1.4. See email confirmation from Thomas S. Jones at Cadet Heating confirming the heater was made in Feb 1991 and likely installed shortly thereafter, dating it back to 24 years old.

2. Item: Kitchen Cabinet, Location: Kitchen

- 2.1. Company: Merillat <http://www.merillat.com/>
- 2.2. Cabinet date is **1985**
- 2.3. Cabinet complies with ANSI - http://www.ansi.org/about_ansi/ansi_logo_mark/ansilogo.aspx?menuid=1
- 2.4. Kitchen Cabinets were created by Merrilat Industries; they were approved by the ANSI; the American National Standards Institute, an organization that provides 3rd party designations on products. This cabinet complied with the ANSI NKCA A161.1 - **1985 standards**.
- 2.5. Furthermore, according to the Cornell University Law archives - <https://www.law.cornell.edu/cfr/text/24/part-200/appendix-A> which document the HUD Minimum Property Standards for Housing; it shows that this certification (the ANSI certification) was approved on **March 18, 1986**.
- 2.6. Law archive: *ANSI/NKCA A161.1-1985 Recommended Performance and Construction Standards for Kitchen and Vanity Cabinets (Approved March 18, 1986)*
- 2.7. HUD Standards: 24 CFR Part 200, Appendix A to Part 200 - Standards Incorporated by Reference in the Minimum Property Standards for Housing (HUD Handbook 4910.1)

3. Item: Toilet, Location: Bathroom

- 3.1. Company: Kohler
- 3.2. Toilet is dated **10/09/1990**
- 3.3. See photo of toilet dated **October 1990**.

4. Item: Floor Radiator, Location: Bathroom

- 4.1. Model Number: 6R1500
- 4.2. Company: TPI Corporation <http://www.tpicorp.com/>
- 4.3. Radiator was manufactured in 1998.
- 4.4. See email confirmation from Vicki Riness at TPI Corporation for a confirmation of the age of the radiator.

Addendum
B

Joelle.Olson

From: Thomas S. Jones <tjones@cadetheat.com>
Sent: Monday, March 16, 2015 3:46 PM
To: Joelle.Olson
Subject: RE: Cadet Heater Estimated Age

Hi Joelle,

So judging by the manufacture date stamp on the heater, this heater was made in Feb. of 1991. The "R" heater was made from 1985 until about 1997. Typically what we see is heaters are usually manufactured and then installed in homes around 6-12 months after the date that it was made. So these heaters realistically have been installed for 24 years.

Thanks,
Thomas

Thomas Jones
Technical Support
Direct: 360.567.1325 | Fax: 360.567.1366

CADET 
INVITING WARMTH
www.cadetheat.com

Follow Us:



From: Joelle.Olson [<mailto:Joelle.Olson@target.com>]
Sent: Monday, March 16, 2015 1:32 PM
To: Thomas S. Jones
Cc: 'joelle.c.h.olson@gmail.com'
Subject: Cadet Heater Estimated Age

Hello!

I'm wondering if you can assist me with estimating the age of the Cadet baseboard Heating unit located in the basement of our home.

Attached are three photos of the baseboard unit model # **6R1500**. Note "**FEB 1991**" is also etched into the product. I'm wondering based on your expertise, if you can confirm if this heating unit is 10+ years old.

Let me know if you can assist with confirming the estimated age of this unit.

Thank you,

Joelle Olson | Financial Analyst | Merchandise Finance – Negotiations – Owned Brands | ©Target | 33 South Sixth Street CC-0915 | Minneapolis, MN 55402
| [612.761.5881](tel:612.761.5881) |

Joelle.Olson

From: Joelle Olson <joelle.c.h.olson@gmail.com>
Sent: Monday, March 16, 2015 3:27 PM
To: Joelle.Olson
Subject: Fwd: baseboard heaters

Joelle

joelle.c.h.olson@gmail.com

Begin forwarded message:

From: "Riness, Vickie" <VRiness@tpicorp.com>
Date: March 16, 2015 3:19:14 PM CDT
To: "joelle.c.h.olson@gmail.com" <joelle.c.h.olson@gmail.com>
Subject: **baseboard heaters**

Model BC2D05 baseboard was last manufactured in 1998.

Thanks,

Vicki Riness
Customer Service
P# 423-477-4131 ext. 329
F# 423-477-0084

Addendum

C

Jul 14 14 06:05p

Lynch

651-501-0336

p.1



RESIDENTIAL LEASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2011 Minnesota Association of REALTORS®, Edina, MN

1. Date 4-24-14

2. Page 1 of 4/6 Six

3. Lease Agreement (Lease), dated 4-24, 20 14, pertaining to the lease of the property

4. located at Street Address: 897 Coonrich Avenue

5. City of St. Paul

6. County of Ramsey, State of Minnesota (Premises), by and between

7. (list all Tenants)

8. Molly Girardes, Lacey Bourgeois (Tenant)

9. and M+J Lynch Inc. (Owner). The

10. Premises include(s) a garage storage unit parking stall identified as garage/unit/stall number _____.

11. 1. TERMS OF LEASE: The following provisions and definitions apply to this Lease. They are modified and supplemented by the remaining terms of this Lease.

12. (a) Term: The term means (check only one):

13. the period of 12 months commencing May 1, 2014

14. and terminating April 29, 2015.

15. month-to-month lease commencing _____.

16. (b) Rent: The rent is \$ 1000.00 per month.

17. 500.00 paid by Molly as of 4-24-14

18. (c) Utilities (see Paragraph 6): 500.00 due by May 1, 2014 from Lacey

19. Paid by Tenant Owner.

20. Paid in part by each with Tenant to pay for 8.50 per month if Air conditioning used

21. and Owner to pay for Gas, Elec, water, Sewer,

22. (d) Security Deposit: The security deposit is \$ 1000.00.

23. (e) Late Fee: The late fee is \$ 10.00 per day after the 3rd (not to exceed eight percent:

24. (8%) of the overdue rent amount).

25. (f) Pets (see Paragraph 14):

26. Pets are not allowed.

27. Pets are allowed and Tenant may have _____ cats and _____ dogs in the Premises and no pet

28. may weigh more than _____ pounds. Tenant shall be allowed to have _____

29. in the Premises.

30. (g) Occupants: The occupants of the Premises are Molly Girardes

31. Lacey Bourgeois

32. _____



RESIDENTIAL LEASE AGREEMENT

33. Page 2 Date 4/24/14

34. Premises located at 897 Goodrich Ave

35. (h) Common Interest Community (CIC): The Premises [] ARE [X] ARE NOT part of a CIC. (Check one.)

36. (i) Notices: Addresses for Notices:

37. If to Owner: If to Tenant:

38. 39. 40. 41. 4180 Upper Atton Lane, Robbinsville, MN 55105, 651-389-9405 (Phone)

42. (j) Lead-Based Paint: The Premises [X] WERE [] WERE NOT built before 1978. If "were" is checked, (Check one.)

43. [X] Tenant acknowledges receipt of a copy of the disclosure identified in Paragraph 27. LB Me (Tenant's Initials) [X]

44. 2. TERM: This Lease is for the term set forth in Paragraph 1(a), unless sooner terminated as provided herein, or unless extended by written agreement by Tenant and Owner prior to the end of Lease term. If Owner and Tenant fail to agree to mutually acceptable extension/renewal terms, this Lease shall terminate according to its original term.

48. 3. OCCUPANCY: Only Tenant and the occupants listed in Paragraph 1(g) may reside in the Premises, unless otherwise permitted by law. The number of occupants is restricted in accordance with the Minnesota State Building Code and/or local building code.

51. 4. USE OF THE PREMISES: The Premises, and all utilities, shall be used by Tenant and occupants exclusively as a private, single family dwelling for residential purposes only. The Premises may not be used for transient, hotel, commercial, business or other non-residential purposes.

54. 5. RENT: During the term of this Lease, Tenant shall pay the rent specified in Paragraph 1(b). Rent shall be paid by Tenant to Owner on or before the first day of each and every month during the Lease term. Rent is considered paid when received by Owner. Each Tenant is individually responsible for payment of the full amount of the rent to Owner, including additional rent as defined in this Lease. Tenant's obligation to pay rent shall survive the termination of this Lease. Tenant must continue to pay all rent even if Tenant surrenders the Premises or is evicted by Owner. Rent for any partial month during the term of this Lease shall be prorated.

60. 6. UTILITIES: If the "Paid by Tenant" box is checked in Paragraph 1(c), then Tenant shall pay all utilities directly to the service provider, including water, sewer, gas, electricity, fuel oil, trash removal, recycling, telephone, cable and association dues. Tenant shall be responsible to Owner for any utilities payments that have not been paid, including late charges or fees imposed by the service provider. - A/E fee to M+J Lynch Inc.

64. If the "Paid in part by each" box is checked in Paragraph 1(c), then Tenant shall pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Tenant and shall be responsible to Owner for any utilities payments that have not been paid, including late charges or fees imposed by the service provider, and Owner shall pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Owner. Tenant is responsible for contracting for and paying for any other utilities desired. No modification to the Premises to install or add utilities may occur without Owner consent in writing. Any utilities not specified to be paid by Owner shall be paid by Tenant.

70. If utilities Tenant is to pay for are provided or paid for by Owner, then Tenant shall pay Owner for such utilities upon demand in the amounts due as identified in statements covering the period during which this Lease is in effect.

RESIDENTIAL LEASE AGREEMENT72. Page 3 Date 4-24-14

73. Premises located at 897 Goodrich Ave
74. 7. **COMMON INTEREST COMMUNITY:** If the Premises are part of a CIC as noted in Paragraph 1(h), then the
 75. Premises are subject to the declaration, bylaws, rules and regulations and other governing documents of the CIC (the
 76. Governing Documents). Copies of the current Governing Documents have been provided to Tenant and Tenant
 77. acknowledges receipt of the Governing Documents. Tenant shall comply with the Governing Documents, including
 78. any modifications which may be made from time to time by the CIC. Tenant acknowledges that the CIC may have
 79. a right to evict Tenant for failure to comply with the terms of the Governing Documents.
80. 8. **LATE FEES:** If Owner does not receive the rent on or before the fifth (5th) day of any month, Tenant shall pay
 81. a late fee in the amount stated in Paragraph 1(e) to compensate Owner for the time, expense and administrative
 82. burdens resulting from such late payment. In the event the amount in Paragraph 1(e) exceeds eight percent (8%)
 83. of the overdue rent payment, the late fee shall be eight percent (8%) of the overdue amount in order to comply
 84. with MN Statute Chapter 504B. The late fee shall be considered additional rent. Tenant shall be assessed a returned
 85. check fee in the amount of \$40 as additional rent for each unpaid check which is returned by the Tenant's bank.
86. 9. **SECURITY DEPOSIT:** Owner acknowledges receipt of the security deposit from Tenant in the amount set forth
 87. in Paragraph 1(d). Owner shall retain the security deposit for the entire term of this Lease, including any extensions.
 88. Owner may use the security deposit as permitted by Minnesota law, and shall, to the extent required by Minnesota
 89. law, return any remaining portion of the security deposit, as well as any required interest, to Tenant following the
 90. termination of this Lease. If Owner uses a portion of the security deposit during the Lease to cure a default by
 91. Tenant, Tenant shall replenish the security deposit to the full amount, upon request by Owner.
92. 10. **DAMAGE TO THE PREMISES:** Tenant shall pay for all loss, damage, costs or expenses (including but not limited
 93. to problems with or damage to plumbing, electrical and appliances) caused by Tenant's willful or negligent conduct,
 94. or the conduct of any occupant, guest or person under Tenant's or any occupant's direction or control. Tenant
 95. shall promptly notify Owner of any conditions which may cause damage to the Premises or waste of utilities or other
 96. services provided by Owner. The Premises may not be modified, altered, improved or repaired without prior
 97. authorization from Owner, in writing. Modification includes but is not limited to modification of floor covering or wall
 98. covering, changing/replacing/adding fixtures or attachments, painting or anything which creates a hole or mark
 99. that cannot be remedied without expense to the Owner.
100. 11. **INSPECTION OF THE PREMISES AND RIGHT OF ENTRY:** Owner, or Owner's designee, may enter upon the
 101. Premises for any reasonable business purpose, including to inspect the Premises from time to time. Owner
 102. shall make a reasonable effort to give reasonable notice to Tenant before entering the Premises, except in the case
 103. of an emergency. In the event Owner enters the Premises for emergency purposes, Owner shall provide written
 104. confirmation to Tenant of the emergency entry, which confirmation shall include the date, time and purpose of the
 105. emergency entry.
106. 12. **COVENANTS OF OWNER:** Owner covenants and promises that:
107. (i) the Premises are fit for residential use as a single family dwelling;
108. (ii) Owner will make all necessary repairs to the Premises during the term of the Lease, except where damage is
 109. caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction or
 110. control;
111. (iii) Owner shall keep the Premises up to applicable federal, state and local codes, except where a code violation
 112. is caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction
 113. or control, in which case Tenant shall correct the code violation at Tenant's sole cost. Tenant shall notify
 114. Owner in writing of any necessary repairs before engaging in such repair.

RESIDENTIAL LEASE AGREEMENT

15. Page 4 Date 4/24/14

116. Premises located at 897 Goodrich Ave

- 117. 13. COVENANTS OF TENANT: Tenant covenants and promises that:
118. (i) Tenant will not cause damage to the Premises or allow the Premises to be damaged by others;
119. (ii) Tenant will not make alterations or additions to the Premises (including but not limited to such issues as are identified in Paragraph 10) without the prior written consent of Owner;
120. (iii) Tenant will not remove any of Owner's personal property from the Premises (including but not limited to appliances);
121. (iv) Tenant will maintain the Premises in a clean and habitable condition;
122. (v) Tenant will not disturb the peace and quiet of other tenants in the building and/or neighbors, or allow any occupant or guest to do so;
123. (vi) Tenant will not store hazardous or flammable substances on the Premises;
124. (vii) Tenant will not use the Premises for illegal or unlawful activities, or in an illegal manner, or in a manner which would cause cancellation, restriction or increase in premiums for Owner's insurance, or such use as which would constitute a violation of applicable code or ordinance;
125. (viii) Tenant shall not have water beds or any water-filled furniture in the Premises;
126. (ix) Tenant will not smoke in the Premises or permit smoking to occur in the Premises; and
127. (x) Tenant will not interfere with Owner in the management of the Premises or the property surrounding the Premises.

134. 14. PETS: If the "Pets are not allowed" box is checked in Paragraph 1(f), Tenant shall not have animals or pets of any kind in the Premises. If the "Pets are allowed" box is checked in Paragraph 1(f), Tenant may have in the Premises the pets noted in Paragraph 1(f).

137. 15. VEHICLE STORAGE: Neither Tenant nor any occupant shall store or park any unlicensed or inoperable vehicle, or any motor home, camper, trailer, boat or other recreational vehicle on or around the Premises. Neither Tenant nor any occupant shall store or park any commercial truck on or around the Premises. If, after three (3) days' notice to Tenant, Tenant fails to remove an unauthorized vehicle from on or around the Premises, Owner may remove and store the vehicle, and Tenant shall pay the removal and storage expenses as additional rent.

142. 16. LOCKS: Tenant may not add or change any locks on the Premises. At Tenant's request, Owner shall change or re-key the locks at Tenant's expense. Tenant shall pay a \$150 fee for Owner to re-key the Premises, in the event a key is lost or missing.

145. 17. TRANSFER OF LEASE: Tenant may not sublet all or part of the Premises without Owner's prior written consent. Tenant may not assign or sell this Lease without Owner's prior written consent.

147. 18. DAMAGE TO TENANT'S PROPERTY: Owner shall not be responsible for any damage to Tenant's property, unless such damage is caused by Owner's willful or grossly negligent conduct.

149. 19. HOLDING OVER: Tenant may not continue to occupy the Premises after the initial term of this Lease unless this Lease has been renewed in writing, or unless Owner consents to Tenant holding over. If Owner consents to Tenant holding over without a written Lease extension, all provisions herein shall remain applicable except that the term of the Lease shall be month-to-month. If Lease becomes month-to-month, written notice to terminate is required by Owner or Tenant to end the Lease. Such written notice must end the Lease on the last day of a month, and must be received before the first day of that month (e.g., notice to terminate the Lease on July 31st must be given on or before the preceding June 30th).

156. 20. MOVING OUT: Tenant and occupants shall move out not later than 11:59 p.m. on the last day of the Lease term, or any extension thereof. Tenant must leave the Premises in the same condition as it was as of the date of commencement of the Lease term, ordinary wear and tear excepted. Tenant shall remove all personal property of Tenant and occupants, including trash, from the Premises (including any storage unit, garage or parking space). Tenant shall provide Owner with Tenant's forwarding address. If Tenant fails to return to Owner all keys and garage door openers within 24 hours of moving out, Tenant shall pay the costs of changing the locks and reprogramming the garage opener.

MN:RLA-4 (8/11)



204. Owner and Tenant further agree that neither they nor any person under their control will use the common area and curtilage of the Premises to manufacture, sell, give away, barter, deliver, exchange, distribute, purchase or possess a controlled substance in violation of any criminal provision of MN Statute Chapter 152. This covenant is not violated when a person other than the Owner or Tenant possesses or allows controlled substances in the Premises, common area or curtilage, unless the Owner or Tenant knew or had reason to know of that activity.

209. The following notice is required by MN Statute 504B.305:
210. A seizure under MN Statute 609.5317, Subd. 1, for which there is not a defense under MN Statute 609.5317,
211. Subd. 3, constitutes unlawful detention by Tenant.

MN:RLA-5 (8/11)

Handwritten scribbles at the bottom of the page.

897 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
022823310055	RT1 / R-Duplex Legal Non-Conform/Lot	

Information disclaimer...

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

List of Activity...

Number	Address	Description	Details	Status
12 038434 000 00 PA	897 GOODRICH AVE	CN 12-066-442 LKG	Parks Summary Abatement Type: Graffiti Entered on: 03/29/2012 Closed on: 04/20/2012	Closed
12 027197 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: C Renewal Due Date: Oct 31, 2014 05/05/2015: Correction Orders 02/13/2015: Correction Orders 02/12/2015: Correction Orders	In Process
11 294982 000 00 RF	897 GOODRICH AVE	Access	Referral Type: C of O Entered on: 10/31/2011 Closed on: 12/01/2011	Closed
07 035279 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: B Completed on: 02/23/2012 Paid In Full = No Inspection Results (most recent first): 02/23/2012: Approved 1. BASEMENT(Breaker Box Schedules): Blank 1 (Abated - 2nd reinspection) 2. BASEMENT UNIT(Living Room): Discontinue Use of Multi-Plug Adapters MSFC 605.4 (Abated - 2nd reinspection) - Severity 2 3. BASEMENT UNIT(Middle Sleeping Room): Provide Sleeping Room Egress Window MSFC1026.1 (Abated - 2nd reinspection) - Severity 9 4. BUILDING UNITS(Illegal Triplex): Zoning - Improper Use SPLC 62.101 (Abated - 2nd reinspection) - Severity 9 5. GARAGE(Soffit): Accessory Structures SPLC 34.08(5), 34.32(3) (Abated - 2nd reinspection) - Severity 3 6. HOUSE(Exterior West Storm Window): Window Screen SPLC 34.09 (3), 34.33 (3) (Abated - 2nd reinspection) - Severity 2 7. NORTHEAST STAIRWELL(Interior Window Glass): Ext. Window Glass SPLC 34.09 (3), 34.32 (3) (Abated - 2nd reinspection) - Severity 2 12/01/2011: Correction Orders 1. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 2nd reinspection) - Severity 5 2. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 2nd reinspection) - Severity 9 10/31/2011: No Entry (fee)	Certified

More
Info
...

Addendum

D

RAMSEY COUNTY

Property Records & Revenue

P.O. Box 64097
St. Paul, MN 55164-0097



Tax Statement 2015 022823310055

022823310055

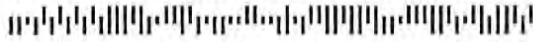
2015 Property Tax Statement

2015

2014 Values for Taxes Payable in

VALUES AND CLASSIFICATION			
Taxable Payable Year		2014	2015
Step 1	Estimated Market Value	\$ 385,800	\$ 463,000
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	385,800	463,000
	New Improvements/ Expired Exclusions		
	Property Classification	Res Non-Hstd	Res Hstd
	Value Notice sent March 2014		
PROPOSED TAX NOTICE			
Step 2	Proposed tax sent in November 2014.		\$ 7,662.00
	*Note: Did not include special assessments or referenda approved by the voters at the 2014 November election.		
PROPERTY TAX STATEMENT			
Step 3	First-half taxes due 5/15/2015		3,893.00
	Second-half taxes due 10/15/2015		3,893.00
	Total Taxes Due in 2015:		7,786.00

29571*135**50***0.87**1/3*****AUTO**5-DIGIT 55105
JOELLE CHRISTINE HERO OLSON
MICHAEL OLSON
897 GOODRICH AVE APT 1
SAINT PAUL MN 55105-3125



Go paperless next year!

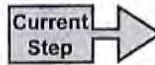
Go to eNoticesOnline.com and register with this code: RMS-ILDZ9J4R

PROPERTY ADDRESS

897 GOODRICH AVE

ABBREVIATED TAX DESCRIPTION

SUMMIT PARK ADDITION TO,ST. PA
LOT 20 BLK 24



PROPERTY IDENTIFICATION NUMBER (P.I.N.)

022823310055

151

**\$\$\$
REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of the tax stub form to find out how to apply.

2014	2015	TAXES PAYABLE YEAR
	\$ 7,678.96	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
8,411.72	7,678.96	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
8,411.72	7,678.96	5. Property taxes after credits
Property Tax by Jurisdiction		
2,842.51	2,515.45	6. Ramsey County
202.39	182.34	a. Regional Rail Authority
		b.
2,221.81	2,029.21	7. City or Town – ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
200.48	278.87	a. Voter approved levies
2,580.11	2,336.67	b. Other local levies
		10. Special taxing districts
158.33	140.54	a. Metropolitan special taxing districts
206.09	195.88	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
8,411.72	7,678.96	12. Total property tax before special assessments
674.28	107.04	13. Special assessments and charges added to this property tax statement for taxes payable in 2015
		a. 107.04 R-011599960 Recycling
		b.
		c.
		d.
		e.
		f.
		g.

**Addendum
E**

RAMSEY COUNTY

Property Records & Revenue

2nd Half Stub - 2015

P.O. Box 64097 St. Paul, MN 55164-0097 • Phone: 651.266.2222

Make Payment to: Ramsey County

2nd Half Tax: \$ 3,893.00**TAXPAYER NAME(S)**

JOELLE CHRISTINE HERO OLSON
MICHAEL OLSON
897 GOODRICH AVE APT 1
SAINT PAUL MN 55105-3125

If box is checked, you owe delinquent taxes: **To avoid penalty, pay on or before 10/15/2015****PIN / PROPERTY ADDRESS**

022823310055
897 GOODRICH AVE

02 001 02282331005500 0000389300 9

**OUR RECORDS SHOW YOUR TAXES
ARE PAID BY A MORTGAGE
COMPANY OR ESCROW AGENT.**

29571 2/3

DETACH HERE AND RETURN THE ABOVE PORTION WITH YOUR PAYMENT

Ways to submit your property tax payments:

Mail to: Ramsey County, Property Records and Revenue, PO Box 64097, St. Paul, MN 55164-0097

Drop off boxes at: Our office at 90 West Plato Blvd, St. Paul, MN and St. Paul Regional Water Services, 1900 Rice St., St. Paul, MN

Credit Card/E-Check: www.co.ramsey.mn.us/prr/paytaxes (convenience fees apply)

Need a Tax Payment Reminder? Go to www.co.ramsey.mn.us/prr/paytaxes **and click on** **Subscribe**

IMPORTANT INFORMATION ABOUT YOUR PROPERTY TAX STATEMENT

- Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of Manufactured Homes, which are mailed in late June.
- A change in ownership recorded after January 1 of the current year, will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner/ taxpayer.
- If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due or not receiving a tax statement will not forgive the imposition of penalty and interest.
- If you have not received a tax statement by April 1st of any year (July 15 for manufactured homes), please call (651) 266-2222 to request a duplicate. Duplicates, free of charge, are available on our website at www.co.ramsey.mn.us/prr.

Schedule of Penalties for Late Payment of Property Tax – All payments must be postmarked on or on or before the due date.

If your tax is \$100.00 or less for real property or \$50.00 or less for personal property and manufactured homes, it must be paid in full by the first installment date to avoid penalty. If you pay your first half and/or your second half property tax after the due dates, a penalty will be added to your tax. The later you pay the greater the penalty you must pay. The table below shows the penalty rates you will pay if your property taxes are not paid on or before the due date shown.

Property Type	Payment Due Date	May 16, 2015	Jun 1	Jul 1	Aug 1	Sept 1	Oct 1	Oct 16	Nov 1	Nov 17	Dec 1	Jan 2, 2016
Homestead/Cabins												
1st Half	May 15, 2015	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	October 15, 2015 *							2%	6%	6%	8%	10%
Both Unpaid								5%	7%	7%	8%	10%
Non-Homestead/Personal Property on Leased Government Property												
1st Half	May 15, 2015	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	October 15, 2015 *							4%	8%	8%	12%	14%
Both Unpaid								8%	10%	10%	12%	14%
Personal Property												
	May 15, 2015	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes												
1st Half	August 31, 2015					8%	8%	8%	8%	8%	8%	8%
2nd Half	November 16, 2015									8%	8%	8%

Note to owners: The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of transfer are paid.

*Agricultural second half payment is due November 16, 2015.

On January 2nd of the year following the payable year, interest and other statutory fees and charges will apply.

Struggling to pay your property taxes?

Current Taxes: Ramsey County accepts partial payments for tax installments due for the current year. The full amount of the first and second half installment must be received in our office or postmarked by the due date to avoid penalty charges. If payments are received late, the payment and any subsequent payments are applied first to the penalty charges, then to the tax amount. Penalty charges continue to accrue until the tax amount due is paid in full.

Delinquent Taxes: Property taxes become delinquent in the year following the payable year and interest accrues on a monthly basis. Ramsey County accepts partial payments on delinquent taxes, but payments must be at least 25% of the balance due on the delinquent year owing. Payments are applied first to penalty, interest, and costs and then to taxes.

If you qualify, an alternate method of paying off the delinquent tax amount before the property forfeits to the state is to enter into a "confession of judgment" – an agreement to pay the total sum owed under either a 5-year or 10-year installment plan, whichever is applicable (Minnesota Statutes, section 279.37).

For more information, call 651-266-2222 (**Current taxes**) or 651-266-2002 (**Delinquent taxes**) Email: AskPropertyTaxandRecords@co.ramsey.mn.us.

RAMSEY COUNTY Property Records & Revenue

Assessor's Office

90 Plato Blvd. West, Saint Paul, MN 55107
651-266-2131 • www.co.ramsey.mn.us/pr

29571*135**50***0.97**3/3*****AUTO**5-DIGIT 55105
JOELLE CHRISTINE HERO OLSON
MICHAEL OLSON
897 GOODRICH AVE APT 1
SAINT PAUL MN 55105-3125

Valuation Notice 2015 Values for Taxes Payable in **2016**

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice			
Step	Class:	Res Hstd	
1	Estimated Market Value:	\$426,000	<i>See Details Below.</i>
	Homestead Exclusion:	\$0	
	Taxable Market Value:	\$426,000	
Step	Proposed Taxes Notice		
2	<i>Notice of Proposed Taxes Coming Nov. 2015</i>		
Step	Property Tax Statement		
3	<i>Property Tax Statement for taxes Payable in 2016 Coming March 2016</i>		

Go paperless next year!

Go to eNoticesOnline.com and register with this code: **RMS-ILDZ9J4R**

Property ID: 022823310055

Description: SUMMIT PARK ADDITION TO
ST. PA 01624
LOT 20 BLK 24

Property Address:

897 GOODRICH AVE
ST PAUL

The time to appeal or question your CLASSIFICATION or VALUATION is **NOW!**

It will be too late when proposed taxes are sent.

Appeal options and Open Book meeting information below

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

If this box is checked your classification has changed from last year's assessment.

**Taxes Payable in 2015
(2014 Assessment)**
Res Hstd

**Taxes Payable in 2016
(2015 Assessment)**
Res Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$463,000	\$426,000
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2015 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$463,000	\$426,000	

How to Respond: If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings
Property Records and Revenue
90 Plato Blvd. West
Saint Paul MN 55107

County Board of Appeal & Equalization – BY APPOINTMENT ONLY
Property Records and Revenue
90 Plato Blvd. West
Saint Paul MN 55107

Examples of other homes nearby that have been zoned for multiple units:

1. Example #1 – 888 Lincoln (886 Lincoln) Avenue

- a. Zoning Designation: RT1 / R-Duplex Legal and RT1 / R-Three/Four Family
- b. Has a Certificate of Occupancy? Yes. Has been used as a 3 unit and a 2 unit home.
- c. Location: across the alley from our home
- d. Zoning data found on this site is listed below:

https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp

886 LINCOLN AVE -- Property Information --

PIN	Zoning/Use	HPC District
022823310043	RT1 / R-Duplex Legal	

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List of Activity...

Number	Address	Description	Details	Status
07 035067 000 00 CO	886 LINCOLN AVE	Other address at this property is 888 Lincoln Ave.	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 2 Completed on: 09/28/2007 Paid in Full = Yes	History
01 022571 000 00 CO	886 LINCOLN AVE	022823310043	Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 3 Class: B Completed on: 06/21/2002 Inspection Results (most recent first): 06/21/2002: Razed 1. Required Smoke Detector Affidavit SPLG 89.02(c) (Deficiency - 1st inspection) - Severity 9	Razed

e.

- f. Additional Zoning data is also found on this site:

https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp



888 LINCOLN AVE -- Property Information --

PIN	Zoning/Use	HPC District
022823310044	RT1 / R-Three/Four Family	

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List of Activity...

Number	Address	Description	Details	Status
12 096157 RPR 00 B	888 LINCOLN AVE		Building Permit Type: Accessory Structure Repair Issued Date: 08/21/2012 Final Date: 09/10/2012 Contractor: David P Christian State Valuation: \$1,600.00 Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Architectural (R) Review: 08/21/2012: Preliminary Plan Check 08/21/2012: Approved	Finald
09 324528 RPR 00 B	888 LINCOLN AVE		Building Permit Type: Residential (Multi-Fam) Repair Issued Date: 11/17/2009 Final Date: 03/11/2010 Contractor: Michelle Simonet State Valuation: \$9,000.00 Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Architectural (C) Review: 11/17/2009: Preliminary Plan Check 11/17/2009: Approved	Finald

g.

h. Additionally, the lot size is identical to our home at 897 Goodrich Ave

i. See lot specs on this site below [lot width = 40, depth =150]:

http://www.zillow.com/homedetails/888-Lincoln-Ave-Saint-Paul-MN-55105/2035763_zpid/

2. Example #2 - 935 Goodrich Avenue

- a. Zoning Designation: RT1
- b. Has a Certificate of Occupancy? Yes, for 3+ units
- c. Location: One block to the west of our home at 897 Goodrich Ave.
- d. Zoning data found on this site is listed below:

https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_Is_tsubmit.jsp?pagename=a_PickProperty.jsp

935 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
022823310126	RT1	

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List of Activity...

Number	Address	Description	Details	Status
12 214011 000 00 CO	935 GOODRICH AVE	022823310126	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 14 Class: A Renewal Due Date: Oct 23, 2017	Pending
07 010362 000 00 RF	935 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 01/19/2007 Closed on: 06/25/2007	Closed
07 010361 000 00 CO	935 GOODRICH AVE	022823310126	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 14 Class: A Completed on: 11/27/2012 Paid In Full = Yes Inspection Results (most recent first): 11/27/2012: Approved 1. Heating Equipment Maintenance SPLC 24.11 (6), 24.24 (Abated - 2nd reinspection) - Severity 5 2. Exit Obstruction MSFC 1028.3 (Abated - 2nd reinspection) - Severity 4 3. Maintain Fire Resistive Construction MSFC 703 (Abated - 2nd reinspection) - Severity 6 4. Signs MSFC 510.1 (Abated - 2nd reinspection) 5. Electrical Room Sign MSFC 605.3.1 (Abated - 2nd reinspection) 6. Storage in Mechanical Room Prohibited MSFC 315.2.3 (Abated - 2nd reinspection) - Severity 6 7. Dumpster Location MSFC 304.3.3 (Abated - 2nd reinspection) - Severity 6 8. Window Screen SPLC 24.09 (3), 24.33 (3) (Abated - 2nd reinspection) - Severity 2 10/23/2012: Correction Orders 1. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9	Certified
04 091335 000 00 RF	935 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 05/21/2004 Closed on: 06/15/2004	Closed

e.

3. Example #3 - 903 Goodrich Avenue

- Zoning Designation: RT1
- Has a Certificate of Occupancy? Yes. Currently occupies 5 dwelling units; 4 are above ground, the 5th is located in the basement.
- Location: directly to the west of our home at 897 Goodrich Ave.
- Zoning data found on this site is listed below for units A,B,C,D and E:

https://www.stpaulonestop.com/AMANDA5/eNtraprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp

903 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
-	RT1	

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List of Activity...

Number	Address	Description	Details	Status
15 036507 EXP 00 B	903 GOODRICH AVE		Building Permit Type: Accessory Structure Express Repair Issued Date: 05/18/2015 Contractor: Suburban Home Improvement LLC State Valuation: \$3,700.00	Active/Issued
15 032066 OBS 00 RW	903 GOODRICH AVE	M. KRISTYMIAK	PW Right of Way Permit Type: Obstruction Work Type: Storage Entered on: 05/04/2015 Closed on: 06/10/2015	Finald
15 031372 000 00 TH	903 GOODRICH AVE E		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed
15 031371 000 00 TH	903 GOODRICH AVE D		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed
15 031370 000 00 TH	903 GOODRICH AVE C		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed
15 031365 000 00 TH	903 GOODRICH AVE B		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Brice Staeheli American Central Inspections Smoke Detector Hardwire: Y Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed

15 031358 000 00 TH	903 GOODRICH AVE A		Truth In Sale of Housing Inspection (Most Recent) Type: Condo Report Date: Apr 29, 2015 Owner: Gem Investments Llc Evaluator: Erica Staeheli American Central Inspections Smoke Detector Hardwire: Y Documents: 04/30/2015: TISH Page 1 City Information - Cover Sheet 04/30/2015: TISH Evaluator's disclosure Report	Completed
15 002055 ELC 00 E	903 GOODRICH AVE		Electrical Permit Type: Electrical Residential Repair/Alter Issued Date: 01/09/2015 Final Date: 01/20/2015 Contractor: Daley Electric LLC Estimated Value: \$1,000.00 Activity (most recent first): MAIN-Electrical Inspection: 01/20/2015: Xcel Approval Service 01/16/2015: Final	Finald
12 112086 EXP 00 B	903 GOODRICH AVE		Building Permit Type: Residential (Multi-Fam) Express Repair Issued Date: 10/03/2012 Contractor: This N That Maint Inc State Valuation: \$5,000.00	Active/Issued
09 328285 000 00 RF	903 GOODRICH AVE	Follow up on C of O folder approved with corrections.	Referral Type: C of O Entered on: 11/24/2009 Closed on: 01/19/2010	Closed
09 328284 000 00 CO	903 GOODRICH AVE	022823310054	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 5 Class: A Renewal Due Date: Oct 21, 2014	Renewal Due

4. Example #4 - 918 Goodrich Avenue

- a. Zoning Designation: RT1
- b. Has a Certificate of Occupancy? Yes. Currently approved for 3+ units, occupies 5.
- c. Location: located on the southwest corner of the same block as our home at 897 Goodrich Ave
- d. Zoning data found on this site is listed below for all units:

https://www.stpaulonestop.com/AMANDA5/eNtrprise/StPaul/m3list/e_web_listsubmit.jsp?pagename=a_PickProperty.jsp

918 GOODRICH AVE — Property Information --

PIN	Zoning/Use	HPC District
	RT1	

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List of Activity...

Number	Address	Description	Details	Status
14 305582 EXC 00 RW	918 GOODRICH AVE UNIT A	Joint Sewer Excavation Permit	PW Right of Way Permit Type: Excavation Work Type: Joint Sewer Permit Entered on: 07/03/2014 Closed on: 12/31/2014	Finald
14 305581 RSN 00 SS	918 GOODRICH AVE UNIT A	Repairing private sewer line in Blvd.	PW Sewer Permit Type: Sanitary Work Type: Repair Entered on: 07/03/2014	Drawn
14 166324 OBS 00 RW	918 GOODRICH AVE	REPLACE 3100' OF AERIAL CABLE IN THE ALLEY BHD 791-685 GOODRICH -2 POLES; 5 DAYS ESTIMATED FOR WORK (NOT IDENTIFIED ON REQUEST) CITY PLAN 14-013 APPROVED- 2/6/2014 XCEL PROJ- 440390/11944176-01 GSOC TKT- 140640328 REQUESTED BY- PAT LEIER 651-229-2363 FAX- 651-229-2518 XCEL DESIGNER- JASON ALLEY 651-229-2518	PW Right of Way Permit Type: Obstruction Work Type: Utility Entered on: 03/12/2014 Closed on: 12/29/2014	Finald
09 311279 000 00 CO	918 GOODRICH AVE	022823340011	Certificate of Occupancy Type: Residential 3+ Units Occupancy Type: Dwelling Units Residential Units: 5 Class: A Renewal Due Date: Oct 1 2014	Renewal Dua



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

March 16, 2015

Joelle Christine Hero Olson
897 Goodrich Ave
Saint Paul MN 55105-3125



RE: RE-INSPECTION FIRE CERTIFICATE OF OCCUPANCY WITH DEFICIENCIES
897 GOODRICH AVE

Ref. # 105017

Dear Property Representative:

Your building was re-inspected for the Fire Certificate of Occupancy on March 13, 2015. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected immediately. **A reinspection will be made on April 27, 2015 at 11:00am.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. **Exterior** - SPLC 34.09 (1) b,c, 34.33 (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.-Contact a licensed stucco contractor to repair or replace the damaged stucco walls this work must be done in an approved manner and may require a permit.
2. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the **roof** weather tight and free from defects.-
3. SPLC 34.08(5), 34.32(3) - **All accessory structures** including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-

4. SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged **guardrail** in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
5. SPLC 34.09 (2), 34.32(2) - Repair or replace the damaged **handrail** in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-
6. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.
Discontinue:-

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at mike.urmann@ci.stpaul.mn.us or call me at 651-266-8990 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Michael Urmann
Fire Inspector
Ref. # 105017

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

STATE OF MINNESOTA)

SS

COUNTY OF RAMSEY)

The petitioner, Mike Olson, Jelle Olson being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

Addendum
H
Continued

[Signature] Jelle Olson

NAME

897 Goodrich Ave. St. Paul 55105

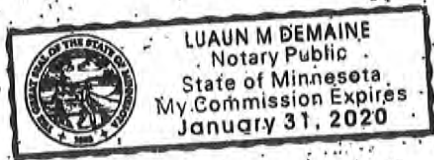
ADDRESS

651 206 8724

TELEPHONE NUMBER

Subscribed and sworn to before me this
1st day of July, 2015

[Signature]
NOTARY PUBLIC



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 7-2-15

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 21

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 14

PARCELS REQUIRED: _____

PARCELS SIGNED: 18

PARCELS SIGNED: _____

CHECKED BY: Paul Dubruie

DATE: 7-13-15

897 Goodrich Avenue, Saint Paul, MN 55105

Status: **Sold** List Price: **\$399,900** Sold Price: **\$355,000** Original List Price: **\$449,900**



1 / 18 Beautiful Duplex with two additional living spaces! Two ...



Map Page: 121 Map Coord: E1
 Directions:
Grand to Victoria, South to Victoria one and a half blocks, West on Goodrich.

Total Units: 3 Garage: 2 Year Built: 1908

RatePlug Mortgage Information
 Neighborhood: **Summit Hill**
 Style: **(MF) Duplex Up and Down**
 Const Status: **Previously Owned**
 Foundation Size: **1,400**
 AbvGrdFinSqFt: **3,420**
 BelGrdFinSqFt: **850**
 Total Fin SqFt: **4,270**
 Acres: **0.14**
 Lot Size: **40X150**
 Yearly/Seasonal: **Yearly**
 Days On Market: **32** PDOM: 6 CDOM: 45

TAX INFORMATION
 Property ID: **022823310055**
 Tax Year: **2014**
 Tax Amt: **\$8,424**
 Assess Bal: **\$**
 Tax w/assess: **\$8,424**
 Assess Pend: **No**
 Homestead: **No**

Off Market Date: **07/10/2014**
 Projected Close Date: **07/31/2014**
 Date Closed: **07/30/2014**

General Property Information
 Legal Description: **Lot 20 Blk 24**
 County: **Ramsey**
 School District: **625 - St. Paul 625 - St. Paul, 651-767-8100**
 Complex/Dav/Sub: **Owner Occupied: N**
 Restrictions/Covts:
 Lot Description:
 Road Frontage:
 Zoning: **City Residential-Multi-Fa Accessibility: None**

Public Remarks: **In the heart of Crocus Hill. Nice duplex with option third unit & mother in law! Great condition. Big woodwork. 9.5' ceilings, transoms, ceramics. Separate entrances. Private yard. Updated. 2 car w/ extra parking spot. Family owned & occ. for 30+ years.**

Owner is an Agent?: **No**
 In Foreclosure?: **No** Lender Owned?: **No** Potential Short Sale?: **No**

Structure Information
 Heat: **Hot Water,Boiler** No. of Ranges: **Three**
 Fuel: **Natural Gas** No. of Refrig: **Finished (Livable),Day/Lookout Windows,Egress Windows**
 Water: **City Water/Connected** Basement:
 Sewer: **City Sewer/Connected** Exterior: **Stucco**
 Garage: **2** Fencing: **Privacy,Other**
 Parking Char: **Detached Garage,Driveway - Other** Roof: **Asphalt Shingles**
 Amenities-Shared: **Patio,Porch,Coin-op Laundry Owned,Other**
 Shared Rooms: **Other**

Unit Information
 Number of Units Like This: 1
 Total Rooms: **6** Monthly Expense: **\$**
 Total Bedrooms: **2** Monthly Rent: **\$1,500**
 Total Baths: **1 Full: 1 3/4: 0 1/2: 0 1/4: 0** Annual Rent: **\$18,000**
 Bath Char: **Main Floor Full Bath** Finished Sq Ft: **1,220**
 Fireplaces: **1** Oth Park Spaces: **1**
 Fireplace Char: **Living Room,Other** Air Conditioning:
 Appliances: **Range,Microwave,Dishwasher,Refrigerator,Disposal**
 Amenities: **Patio,Natural Woodwork,Balcony,Kitchen Window,Tile Floors,Local Area Network,Other**
 Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	15x23	Bedroom 1	Main	14x13			
Dining Rm	Main	15x14	Bedroom 2	Main	14x12			
Family Rm			Bedroom 3					
Kitchen	Main	14x14	Bedroom 4					

 Dining Room Desc: **Separate/Formal Dining Rm,Eat In Kitchen,Other**
 Family Room Char: **Main Level**

Addendum I

Number of Units Like This: 1

Total Rooms: 6
Total Bedrooms: 2
Total Baths: 1 Full: 1 3/4: 0 1/2: 0 1/4: 0
Bath Char: Main Floor Full Bath
Fireplaces: 1
Fireplace Char: Living Room, Other
Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer, Disposal
Amenities: Natural Woodwork, Balcony, Kitchen Window, Hardwood Floors, Tile Floors, Local Area Network
Special Search: Main Floor Bedroom

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	22x13	Bedroom 1	Main	14x12			
Dining Rm	Main	16x13	Bedroom 2	Main	13x12			
Family Rm			Bedroom 3					
Kitchen	Main	15x12	Bedroom 4					

Dining Room Desc: Separate/ Formal Dining Rm, Eat In Kitchen
Family Room Char: Main Level

Number of Units Like This: 1

Total Rooms: 5
Total Bedrooms: 2
Total Baths: 1 Full: 3/4: 1 1/2: 1/4:
Bath Char: Main Floor 3/4 Bath
Fireplaces:
Fireplace Char:
Appliances: Range, Refrigerator, Washer, Dryer, Disposal
Amenities: Kitchen Window, Tile Floors
Special Search: Main Floor Laundry, Main Floor Bedroom, All Living Fac. on One Level

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main	15x14	Bedroom 1	Main	11x11			
Dining Rm			Bedroom 2	Main	12x10			
Family Rm			Bedroom 3					
Kitchen	Main	15x12	Bedroom 4					

Dining Room Desc: Eat In Kitchen
Family Room Char: Main Level

Expenses

Owner Expense:
Tenant Expense:
Annual Electric Expense: \$
Annual Fuel Expense: \$
Annual Insurance Expense: \$
Annual Maintenance Expense: \$
Annual Gross Expense: \$
Total Annual Expenses: \$

Annual Repair Expense:
Annual Trash Expense:
Annual Water/Sewer Expense:
Annual Caretaker Expense:

Income

Annual Gross Income: \$
Annual Net Income:
Monthly Misc. Income:
Annual Misc. Income:



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

December 1, 2011

JANE LYNCH
MARTIN LYNCH
6180 UPPER AFTON COVE
WOODBURY MN 55125-1159

FIRE INSPECTION CORRECTION NOTICE

RE: 897 GOODRICH AVE
Ref. #105017
Residential Class: B

Dear Property Representative:

Your building was inspected on December 1, 2011 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on January 3, 2012 at 9:30 am.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

DEFICIENCY LIST

1. Basement - Breaker Box Schedules - NEC 408.4 Circuit Directory or Circuit Identification. Fill out both panel schedules in box breaker boxes.
2. Basement Unit - Living Room - MSFC 605.4 - Discontinue use of all multi-plug adapters.- Remove multi plug adapter from living room wall behind television.
3. Basement Unit - Middle Sleeping Room - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651)-266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-Repair cranks and handles on middle sleeping room egress windows.
4. **Building Units - Illegal Triplex - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Deconvert property back from an illegal triplex back to a legal duplex.**

An Equal Opportunity Employer

5. Garage - Soffit - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair northwest soffit on garage. Found hanging down during inspection.
6. House - Exterior West Storm Window - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Replace cracked storm window on west side of house.
7. Northeast Stairwell - Interior Window Glass - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Missing glass in interior window during inspection.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer
Fire Inspector
Ref. # 105017



[Info](#) [Main](#) [City Contact](#)

897 GOODRICH AVE -- Property Information --

PIN	Zoning/Use	HPC District
022823310055	RT1 / R-Duplex Legal Non-Conform/Lot	

Information disclaimer...

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

List of Activity...

<u>Number</u>	<u>Address</u>	<u>Description</u>	<u>Details</u>	<u>Status</u>	
15 138929 000 00 PC	Mike and Joelle Olson	Establishment of nonconforming use as a triplex	Planning Commission Cases Type: NUP - Establishment Work Type: Multi-family Residential Entered on: 07/13/2015	Pending	
12 038434 000 00 PA	897 GOODRICH AVE	CN 12-066-442 LKG	Parks Summary Abatement Type: Graffiti Entered on: 03/29/2012 Closed on: 04/20/2012	Closed	
12 027197 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: C Renewal Due Date: Oct 31, 2014 05/05/2015: Correction Orders 03/13/2015: Correction Orders 02/12/2015: Correction Orders	In Process	
11 294982 000 00 RF	897 GOODRICH AVE	Access	Referral Type: C of O Entered on: 10/31/2011 Closed on: 12/01/2011	Closed	Move Top ▲
07 035279 000 00 CO	897 GOODRICH AVE		Certificate of Occupancy Type: Residential 2 Units Occupancy Type: Dwelling Units Residential Units: 2 Class: B Completed on: 02/23/2012 Paid In Full = No Inspection Results (most recent first): 02/23/2012: Approved 1. BASEMENT(Breaker Box Schedules): Blank 1 (Abated - 2nd reinspection) 2. BASEMENT UNIT(Living Room): Discontinue Use of Multi-Plug Adapters MSFC 605.4 (Abated - 2nd reinspection) - Severity 2 3. BASEMENT UNIT(Middle Sleeping Room): Provide Sleeping Room Egress Window MSFC1026.1 (Abated - 2nd reinspection) - Severity 9	Certified	

4. BUILDING UNITS(Illegal Triplex): Zoning - Improper
Use SPLC 62.101 (Abated - 2nd reinspection) - Severity

9

5. GARAGE(Soffit): Accessory Structures SPLC
34.08(5), 34.32(3) (Abated - 2nd reinspection) -
Severity 3

6. HOUSE(Exterior West Storm Window): Window
Screen SPLC 34.09 (3), 34.33 (3) (Abated - 2nd
reinspection) - Severity 2

7. NORTHEAST STAIRWELL(Interior Window Glass): Ext.
Window Glass SPLC 34.09 (3), 34.32 (3) (Abated - 2nd
reinspection) - Severity 2

12/01/2011: Correction Orders

1. Heating Equipment Maintenance SPLC 34.11 (6),
34.34 (Abated - 2nd reinspection) - Severity 5
2. Required Smoke Detector Affidavit SPLC 39.02(c)
(Abated - 2nd reinspection) - Severity 9

10/31/2011: No Entry (fee)

Radel, Jamie (CI-StPaul)

From: hep <rpmairs@aol.com>
Sent: Monday, July 27, 2015 8:15 PM
To: Radel, Jamie (CI-StPaul)
Cc: Lindgren, Patricia (CI-StPaul)
Subject: Rezoning request 893 Goodrich Ave

Follow Up Flag: Follow up
Flag Status: Flagged

We understand that a request for rezoning to allow a third rental unit at 893 Goodrich will come up for hearing July 30. WE live at 880 Goodrich and strongly oppose rezoning to allow for a third unit. We see no reason why the present R-2 zoning requirements should be changed.

Several years ago owners of 890-892 Goodrich requested a similar variance, strongly opposed by neighbors and finally remodeled the building for a two family residence. Allowing a variance at 893 might encourage a similar effort now or in the future at this building.

OUR BLOCK OF GOODRICH AVENUE BETWEEN VICTORIA AND MILTON IS SORT OF A TRANSITION ZONE BETWEEN PREDOMINANTLY SINGLE FAMILY HOMES EAST OF VICTORIA AND PREDOMINATELY MULTIPLE-FAMILY HOMES IN THE BLOCK WEST OF MILTON. WE HAVE AN ACCEPTABLE MIX OF ALLOWED MULTI-FAMILY AND SINGLE FAMILY HOMES NOW BUT DO NOT WANT TO FURTHER TILT TO MULTIFAMILY WITH ITS COMPLICATIONS IN NEIGHBOR TO NEIGHBOR RELATIONS AS WELL AS PARKING CONGESTION.

PLEASE INCLUDE THIS EMAIL IN THE PACKET YOU ARE PREPARING FOR THE HEARING.

THANK YOU,

**HELEN AND BOB MAIRS
880 GOODRICH**

July 27, 2015

To: Jamie Radel

Regarding: 897 Goodrich Ave., St. Paul, MN 55105

Dear Jamie,

I'm writing regarding the current rezoning request at 897 Goodrich, where the owners are requesting to convert the property from an R2/Single Family dwelling to a conforming R3 multi-family property. I'd like to request that their request be denied for the following reasons:

1. First and foremost, I believe that single family homes help preserve the historic value and charm of the neighborhood while converted multi-unit properties detract from it
2. As a property owner on the block (909 Goodrich), I have a vested interest in preserving my own property value. Again, I feel that single family homes contribute to this, while converted multi-unit properties detract from it. The truth is a rental is rarely cared for the same way as a primary residence is
3. Parking is limited in the neighborhood so any additional units would likely result in additional parking constraints on the block by both the tenant and visitors
4. An additional unit would likely result in additional noise and traffic
5. Finally, the area has a sufficient stock of rental units, so there isn't a need to add additional units from a zoning perspective

Thank you for taking the time to read our letter.

Regards,

JD & Sarah Mogol

909 Goodrich Ave

St. Paul, MN 55105

612-618-2104

Mogol005@gmail.com & sarah.w.mogol@gmail.com

Radel, Jamie (CI-StPaul)

From: Clyde Jan Doepner <clydejandoepner@aol.com>
Sent: Monday, July 27, 2015 8:37 PM
To: Radel, Jamie (CI-StPaul)
Cc: Lindgren, Patricia (CI-StPaul)
Subject: File #15-138-929

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Jamie Radel, St. Paul Planning Commission
RE: File #15-138-929

PURPOSE: Establishment of NON-Conforming Use of a TRIPLEX PROPERTY ADDRESS: 897 Goodrich Avenue, St. Paul, Minnesota
FILE NAME: Mike and Joelle Olson HEARING DATE: Thursday, August 13, 2015
REQUEST: Please make this e-mail part of the packet that the committee will receive
FROM: Clyde and Jan Doepner, 866 Goodrich Avenue, St. Paul, Minnesota
OUR POSITION: We are strongly against allowing the requested change.

We recently received a card indicating that the owners of 897 Goodrich, a home in our immediate neighborhood, have requested the establishment of a non-conforming use as a triplex for their property. We strongly disagree with this request! Let us explain why.

Most of the homes in our neighborhood are zoned R2, which means they are to be occupied as a single family dwelling or as a two-unit duplex. According to the city's property permit website, in 2012 the property was cited by the city inspector for being an "illegal multiunit being used as a triplex, ignoring the R2 zoning.

Now the current owners, Mike and Joelle Olson are attempting to turn it into a triplex changing it from the R2 designation that they purchased. This change would follow the property and establish a precedent that other owners might want to follow, that would change the character of our neighborhood forever. Comment: We fought this issue a few years ago re: Millie Stones' property at 890-92 Goodrich Avenue and the neighbors clearly stated at a hearing that all properties zoned R2 should remain R2 which was the result of the hearing.

We have lived in our home, in this wonderful neighborhood for over 38 years. There would be no benefit to this requested change, in fact it would have a negative impact to what we have. We have gone to permit parking as parking has always been a problem. Other issues would be additional traffic and potential noise. But the real issue, previously mentioned, is the precedent that it would establish, that might encourage others to follow. Thank you for listening to our strong feelings.

Clyde and Jan Doepner

Sent from my iPad

897 Goodrich Avenue



897 Goodrich Avenue



897 Goodrich Avenue (parking)

897 Goodrich Avenue



East of subject property

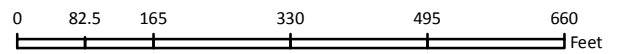
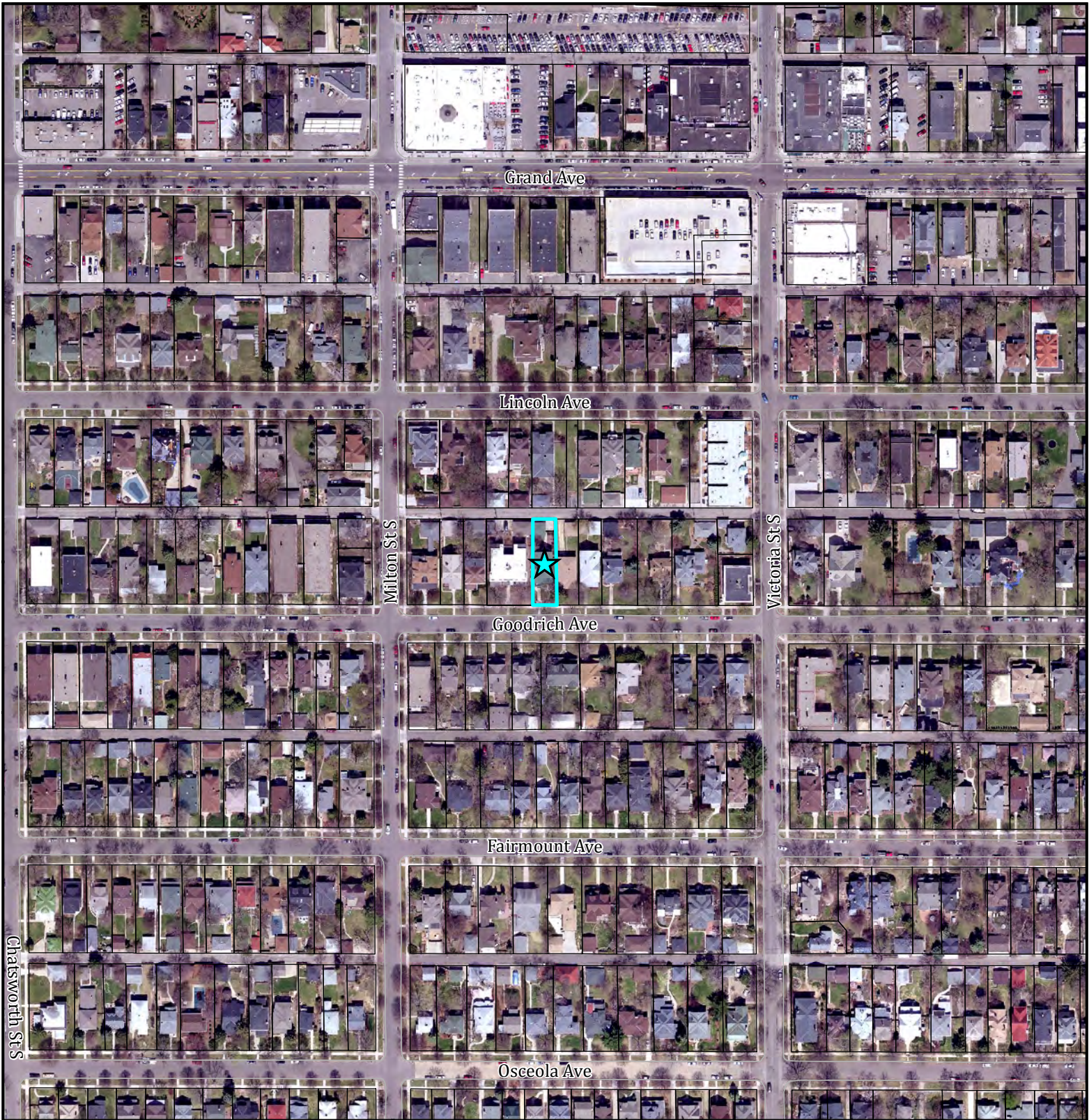


South of subject property

897 Goodrich Avenue




South of subject property



FILE NAME: Mike and Joelle Olson

Aerial

APPLICATION TYPE: Establishment of NCUP

 Subject Parcels

FILE #: 15-138929 DATE: 8/6/2015

PLANNING DISTRICT: 16

ZONING PANEL: 15

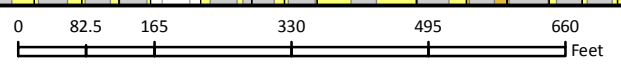


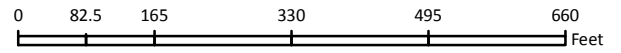
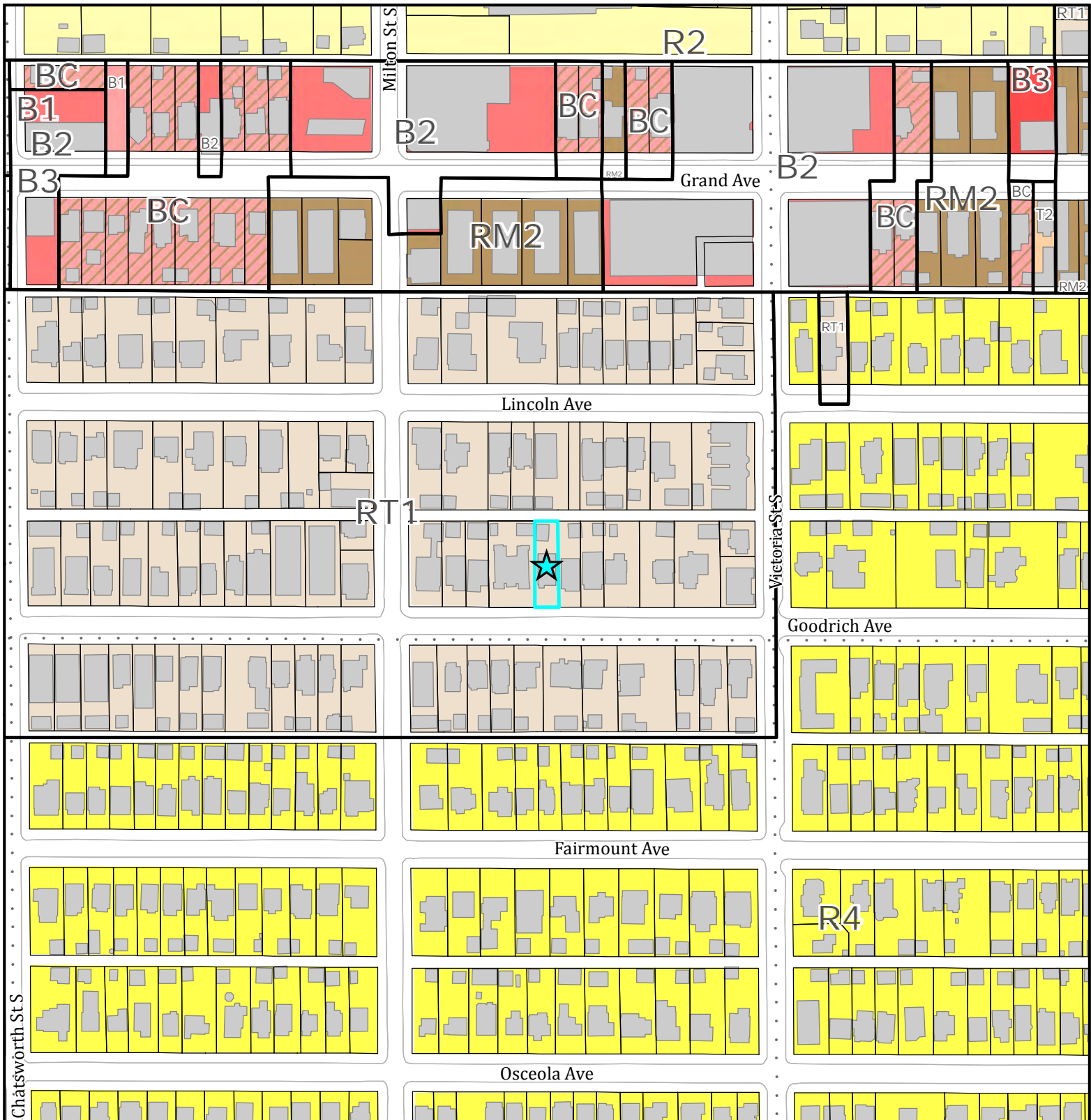


FILE NAME: Mike and Joelle Olson
 APPLICATION TYPE: Establishment of NCUP
 FILE #: 15-138929 DATE: 8/6/2015
 PLANNING DISTRICT: 16
 ZONING PANEL: 15

- Land Use**
- Single Family Detached
 - Single Family Attached
 - Multifamily
 - Office
 - Retail and Other Commercial
 - Mixed Use Residential
 - Institutional

- Subject Parcels
- Section Lines





FILE NAME: Mike and Joelle Olson

APPLICATION TYPE: Establishment of NCUP

FILE #: 15-138929 DATE: 8/6/2015

PLANNING DISTRICT: 16

ZONING PANEL: 15

- Zoning**
- R2 One-Family
 - R4 One-Family
 - RT1 Two-Family
 - RM2 Multiple-Family
 - T2 Traditional Neighborhood
 - B1 Local Business
 - B2 Community Business
 - B3 General Business
 - Subject Parcels
 - Section Lines
 - BC Community Business (converted)



MINUTES OF THE ZONING COMMITTEE
Thursday, August 13, 2015 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Makarios, Merrigan, Padilla, and Wencil
EXCUSED: Nelson, Reveal, and Wickiser
STAFF: Jamie Radel, Nicole McCarthy, Jake Reilly, and Peter Warner

The meeting was chaired by Commissioner Padilla.

Mike and Joelle Olson - 15-138-929 - Establishment of nonconforming use as a triplex at 897 Goodrich Avenue, between Victoria St. S. and Milton St.

Jamie Radel presented the staff report with a recommendation of denial for the establishment of nonconforming use permit. She stated District 16 recommended approval, and there were 5 letters in support, and 5 letters in opposition.

Chair Padilla noted that she prefers that a handout showing an entire list of campaign contributions be removed from public record. She understands that it was submitted to show that Mr. Chelseth was a resident at 897 Goodrich, but that is already noted in another document. The list is public record, but this is a zoning matter, and it isn't useful in this context.

Ms. Radel explained she wanted to make it available to the Committee because the applicant submitted it in pursuit of establishing that the building had been used as a triplex for the last ten years.

The applicant, Joelle Olson, 897 Goodrich Avenue, provided background information on the property. At the time they were looking to purchase the home the second floor and basement were occupied and the main floor was vacant. They purchased the home in July 2014 and the leases carried through the sale. Last winter an inspector came to their home and gave them a list of corrections to follow, one of which included applying for a nonconforming use permit to allow for the use of the third unit. They would like to continue to use the basement as a rental unit as it has been used for the last few decades. They have an outstanding amount of support from neighbors. Over 90% of the parcel is in compliance. The Summit Hill Association understands their reasons for this request. They want to clarify to neighbors that what they are asking to do is not an incremental change or disruption it's simply being able to utilize the basement as a separate unit. This will not include any amount of construction. She noted documentation she submitted from the prior owner confirming the basement usage as a separate unit for the last few decades. The neighbor at 903 Goodrich Avenue also confirmed the usage of the home over the last decade as a triplex. She also submitted a history of the tenants that lived in the unit throughout the time the home was listed as a duplex. There is evidence the home was used as a triplex from 2012 to 2014. She explained that hardship would result if they were to reconvert the basement unit and connect it to the main unit. Connecting the two units would disrupt the stairwell that is a shared space between all three units. If they were to connect the basement to the main unit they would be cutting off a second exit point to the tenant on the second floor creating a fire hazard. The shared laundry access would also be cut off which would require construction on the second floor unit.

Upon inquiry from the Commissioners, Ms. Olson stated she didn't recall her conversations with the real estate agent regarding if the home was a duplex or triplex. When they were looking at the house it was set up as a triplex with the second floor and basement units rented.

Ms. Radel stated that the listing represented the home as a triplex. The information from Ramsey County she reviewed stated it was a duplex.

At questions from the Commissioners, Ms. Olson stated that all the information submitted at this point regarding the home has been a grassroots effort. Upon sale of the home the only information that they received was a lease for the basement and second floor unit. There were no prior records that they received on the property. They have done their due diligence to talk to prior tenants and stitch the history together to figure out how the home had been utilized over that time frame. From what she has gathered the document showing it was a duplex was for a temporary time and the home was never used as a duplex.

Commissioner Wencil commented on the MLS listing submitted. She said that even though it states it has three units, it clearly states that the home is a duplex. It doesn't legally state that this home is a triplex.

Upon questions from the Commissioners, Ms. Olson confirmed that at the time they purchased the home there were three kitchens with the basement and second floor occupied. She and her husband were planned to live in the main floor unit.

No one spoke in support or opposition. The public hearing was closed.

Commissioner Barb Wencil moved denial of the establishment of nonconforming use permit. The motion failed for lack of a second.

Commissioner Makarios stated there is a very significant dispute about the facts. While there is some record of the use as a duplex being abated there is compelling evidence that it wasn't in fact abated, even though it shows that on paper. The applicant makes a compelling argument that it has been a nonconforming use for the last ten years. When they purchased the home it had three kitchens and people living in two units as well as stating it is a triplex on some of the documents. There is a strong case to make that condition 3(a) is met and he agrees with the hardship argument the applicant has made.

Commissioner Padilla stated hardship is subjective and it's not just a matter of whether it would be personally tough. The Committee has seen this before where someone has taken what a realtor has said at face value and not completed their own research on conflicting information in documents. There are also legal standards related to what a reasonable person should know or try to discover when they buy a property. There may be some legitimacy to the argument that we don't know for certain whether or not anyone was actually living in the basement unit at the time of inspection. The previous owner did do something to make an inspector believe that there wasn't a third unit in the property. If the prior owner did something illegally to avoid enforcement, rather than trying to get a legal permit at the time, can't be known for certain. What is proven is that it was inspected and it was a duplex for a period of time, legally interrupting the ten year period of a nonconforming use. Per the zoning code, when there are disruptions on

nonconforming uses, the intention is to bring them into conformity so they are supporting the goals of the surrounding neighborhood. She appreciates the property owner's struggle, but she can't support approval of the application.

Commissioner Merrigan stated that the structural changes that would need to be made to convert the upstairs and downstairs use together are significant from an architectural and safety point of view.

Peter Warner, City Attorney, stated that in terms of the conflict with respect to testimony there is a letter from the fire department stating that the third unit was not there at the time of inspection. At this point no legal lease documents have been submitted only statements by people who state that they lived in the third unit at the property. If the Committee would like more information in order to evaluate how much of a gap there was in occupancy the applicant will need to supply more evidence to determine whether or not the application meets the standards.

Commissioner Paula Merrigan moved to lay over the establishment of nonconforming use permit to September 10, 2015, in order to allow the applicant time to present documented leases for three distinct units over a period of the last ten years and any additional information the fire department may have on the inspection. Commissioner Dan Edgerton seconded the motion.

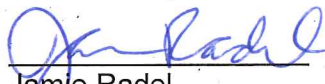
The motion passed by a vote of 4-1-0.

Adopted Yeas - 4 Nays - 1 (Wencl) Abstained - 0


Drafted by:


Samantha Langer
Recording Secretary

Submitted by:


Jamie Radel
Zoning Section

Approved by:


Julie Padilla
Chair

Joelle & Mike Olson
897 Goodrich Avenue Unit #1
St. Paul, MN 55105

November 5th, 2015

To Whom It May Concern,

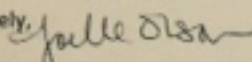
I am aware of and understand the statutory requirements found in Minn. Statue § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission.

In correspondence dated September 11, 2015, I extended this deadline to November 24, 2015. I am now waiving this requirement for this application. We expect to be ready to submit the supplemental information requested by the Zoning Committee by **January 15, 2016**.

We are asking that the City of St. Paul to waive the 60-day rule for decision making in our application.

Please understand we are taking this process very seriously. My family and I are in the position of potentially losing our home pending on the outcome of this process. As a result, we are being very meticulous about gathering all the documentation required by the statute and need additional time to procure the documentation.

Please confirm if you agree with our request.

Sincerely, 
Joelle & Mike Olson

897 Goodrich Avenue Unit #1
St. Paul, MN 55105
218-590-6303
joelle.c.h.olson@gmail.com

897 Goodrich Avenue Tenant History

Year	Basement	1st Floor	2nd Floor	# of Units
2005	Chris Aune & Nick Wagner	Student at WM	Aurieie Malm	3
2006	Nick Wagner	Chris Aune	Aurieie Malm	3
2007	Laura Perkovich & Megan Gusetti	Nick Wagner & John Sonnek	Aurieie Malm	3
2008	Laura Perkovich & Megan Gusetti	Jan - Aug = Nick Wagner & John Sonnek; Sept - Dec = John Sonnek	Aurieie Malm	3
2009	Laura Perkovich & Megan Gusetti	Jan - Nov John Sonnek , Dec - Jan = Meghan Gusetti & Zach Fox	Jan - Apr = Aurieie Malm , May - Dec= Adam Chelseth (& Maria)	3
2010	Jan - July = Tami Mausolf, Sept - Dec = Derek & Donovan T.	Meghan Gusetti & Zach Fox	Adam Chelseth (& Maria)	3
2011	Jan - Feb = Derek/Don.T./ Mar = Derek/Raul, Apr - Dec = Peter L./Andrew Bettenhausen	Meghan Gusetti & Zach Fox	Adam Chelseth (& Maria)	3
2012	Jan - Mar = Peter L./ Andrew B., Apr - Dec= Peter L./Ryan Larson	Meghan Gusetti & Zach Fox	Adam Chelseth (& Maria)	3
2013	Jan-May= Peter Linsky & Ryan Larson, July - Dec= Molly Grames/Kelsey Jamison	Meghan Gusetti & Zach Fox	Jan-May= Adam Chelseth (& Maria), July - Dec=Richard Huhn	3
2014	Jan-Apr= Molly Grames & Kelsey Jamison, May - Dec= Molly Grames/Lacy Bourgois	Vacant for skimcoating, sanding, and painting.	Richard Huhn	3
2015	Jan-Mar= Molly Grames/Lacy Bourgois, April - present = Vacant per city.	Olson	Richard Huhn	3

Cert. of Occ. Issued for 2 yrs.



RESIDENTIAL LEASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2011 Minnesota Association of REALTORS®, Edina, MN

1. Date 6.3.13

2. Page 1 of

3. Lease Agreement (Lease), dated 6.3, 20 13, pertaining to the lease of the property
4. located at Street Address: 897 Goodrich Ave
5. City of St. Paul
6. County of Ramsey, State of Minnesota (Premises), by and between

7. (list all Tenants)
8. Richard Huhn (Tenant)
9. and M+J Lynch Inc. (Owner). The

10. Premises include(s) a [X] garage [] storage unit [] parking stall identified as garage/unit/stall number FRONT OF GARAGE (Check all that apply.)

11. 1. TERMS OF LEASE: The following provisions and definitions apply to this Lease. They are modified and supplemented
12. by the remaining terms of this Lease.

13. (a) Term: The term means (check only one):
14. [X] the period of 12 months commencing July 1, 2013
15. and terminating June 30, 2014
16. [] month-to-month lease commencing

17. (b) Rent: The rent is \$ 1500.00 per month.

18. (c) Utilities (see Paragraph 6):
19. [X] Paid by [] Tenant [X] Owner. (Check one.)
20. [] Paid in part by each with Tenant to pay for
21. and Owner to pay for

22. (d) Security Deposit: The security deposit is \$ 1500.00

23. (e) Late Fee: The late fee is \$ 10.00 per day after the 3rd (not to exceed eight percent
24. (8%) of the overdue rent amount).

25. (f) Pets (see Paragraph 14):
26. [X] Pets are not allowed.
27. [] Pets are allowed and Tenant may have cats and dogs in the Premises and no pet
28. may weigh more than pounds. Tenant shall be allowed to have
29. in the Premises.

30. (g) Occupants: The occupants of the Premises are Richard Huhn
31.
32.



RESIDENTIAL LEASE AGREEMENT

33. Page 2 Date _____

34. Premises located at _____

35. (h) Common Interest Community (CIC): The Premises ARE ARE NOT part of a CIC.
(Check one.)

36. (i) Notices: Addresses for Notices:

37. If to Owner:

If to Tenant:

38. M+J LYNCH INC

39. 6180 Upper Afton Cove

40. Woodbury mn 55125

41. 651-387-9405

(Phone)

(Phone)

42. (j) Lead-Based Paint: The Premises WERE WERE NOT built before 1978. If "were" is checked,
(Check one.)

43. Tenant acknowledges receipt of a copy of the disclosure identified in Paragraph 27.

RL X
(Tenant's initials.)

44. 2. TERM: This Lease is for the term set forth in Paragraph 1(a), unless sooner terminated as provided herein, or
45. unless extended by written agreement by Tenant and Owner prior to the end of Lease term. If Owner and Tenant
46. fail to agree to mutually acceptable extension/renewal terms, this Lease shall terminate according to its original
47. term.

48. 3. OCCUPANCY: Only Tenant and the occupants listed in Paragraph 1(g) may reside in the Premises, unless otherwise
49. permitted by law. The number of occupants is restricted in accordance with the Minnesota State Building Code
50. and/or local building code.

51. 4. USE OF THE PREMISES: The Premises, and all utilities, shall be used by Tenant and occupants exclusively as a
52. private, single family dwelling for residential purposes only. The Premises may not be used for transient, hotel,
53. commercial, business or other non-residential purposes.

54. 5. RENT: During the term of this Lease, Tenant shall pay the rent specified in Paragraph 1(b). Rent shall be paid by
55. Tenant to Owner on or before the first day of each and every month during the Lease term. Rent is considered
56. paid when received by Owner. Each Tenant is individually responsible for payment of the full amount of the rent
57. to Owner, including additional rent as defined in this Lease. Tenant's obligation to pay rent shall survive the
58. termination of this Lease. Tenant must continue to pay all rent even if Tenant surrenders the Premises or is evicted
59. by Owner. Rent for any partial month during the term of this Lease shall be prorated.

60. 6. UTILITIES: If the "Paid by Tenant" box is checked in Paragraph 1(c), then Tenant shall pay all utilities directly to the
61. service provider, including water, sewer, gas, electricity, fuel oil, trash removal, recycling, telephone, cable and
62. association dues. Tenant shall be responsible to Owner for any utilities payments that have not been paid, including
63. late charges or fees imposed by the service provider.

64. If the "Paid in part by each" box is checked in Paragraph 1(c), then Tenant shall pay directly to the service provider
65. the utilities noted in Paragraph 1(c) to be paid for by Tenant and shall be responsible to Owner for any utilities
66. payments that have not been paid, including late charges or fees imposed by the service provider, and Owner shall
67. pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Owner. Tenant is responsible
68. for contracting for and paying for any other utilities desired. No modification to the Premises to install or add utilities
69. may occur without Owner consent in writing. Any utilities not specified to be paid by Owner shall be paid by Tenant.

70. If utilities Tenant is to pay for are provided or paid for by Owner, then Tenant shall pay Owner for such utilities upon
71. demand in the amounts due as identified in statements covering the period during which this Lease is in effect.

RESIDENTIAL LEASE AGREEMENT

72. Page 3 Date 6-3-13

73. Premises located at 897 Goodrich Ave

74. 7. **COMMON INTEREST COMMUNITY:** If the Premises are part of a CIC as noted in Paragraph 1(h), then the
75. Premises are subject to the declaration, bylaws, rules and regulations and other governing documents of the CIC (the
76. Governing Documents). Copies of the current Governing Documents have been provided to Tenant and Tenant
77. acknowledges receipt of the Governing Documents. Tenant shall comply with the Governing Documents, including
78. any modifications which may be made from time to time by the CIC. Tenant acknowledges that the CIC may have
79. a right to evict Tenant for failure to comply with the terms of the Governing Documents.

80. 8. **LATE FEES:** If Owner does not receive the rent on or before the fifth (5th) day of any month, Tenant shall pay
81. a late fee in the amount stated in Paragraph 1(e) to compensate Owner for the time, expense and administrative
82. burdens resulting from such late payment. In the event the amount in Paragraph 1(e) exceeds eight percent (8%)
83. of the overdue rent payment, the late fee shall be eight percent (8%) of the overdue amount in order to comply
84. with MN Statute Chapter 504B. The late fee shall be considered additional rent. Tenant shall be assessed a returned
85. check fee in the amount of \$40 as additional rent for each unpaid check which is returned by the Tenant's bank.

86. 9. **SECURITY DEPOSIT:** Owner acknowledges receipt of the security deposit from Tenant in the amount set forth
87. in Paragraph 1(d). Owner shall retain the security deposit for the entire term of this Lease, including any extensions.
88. Owner may use the security deposit as permitted by Minnesota law, and shall, to the extent required by Minnesota
89. law, return any remaining portion of the security deposit, as well as any required interest, to Tenant following the
90. termination of this Lease. If Owner uses a portion of the security deposit during the Lease to cure a default by
91. Tenant, Tenant shall replenish the security deposit to the full amount, upon request by Owner.

92. 10. **DAMAGE TO THE PREMISES:** Tenant shall pay for all loss, damage, costs or expenses (including but not limited
93. to problems with or damage to plumbing, electrical and appliances) caused by Tenant's willful or negligent conduct,
94. or the conduct of any occupant, guest or person under Tenant's or any occupant's direction or control. Tenant
95. shall promptly notify Owner of any conditions which may cause damage to the Premises or waste of utilities or other
96. services provided by Owner. The Premises may not be modified, altered, improved or repaired without prior
97. authorization from Owner, in writing. Modification includes but is not limited to modification of floor covering or wall
98. covering, changing/replacing/adding fixtures or attachments, painting or anything which creates a hole or mark
99. that cannot be remedied without expense to the Owner.

100. 11. **INSPECTION OF THE PREMISES AND RIGHT OF ENTRY:** Owner, or Owner's designee, may enter upon the
101. Premises for any reasonable business purpose, including to inspect the Premises from time to time. Owner
102. shall make a reasonable effort to give reasonable notice to Tenant before entering the Premises, except in the case
103. of an emergency. In the event Owner enters the Premises for emergency purposes, Owner shall provide written
104. confirmation to Tenant of the emergency entry, which confirmation shall include the date, time and purpose of the
105. emergency entry.

106. 12. **COVENANTS OF OWNER:** Owner covenants and promises that:
107. (i) the Premises are fit for residential use as a ~~single family dwelling~~; Multi family dwellings
108. (ii) Owner will make all necessary repairs to the Premises during the term of the Lease, except where damage is
109. caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction or
110. control;
111. (iii) Owner shall keep the Premises up to applicable federal, state and local codes, except where a code violation
112. is caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction
113. or control, in which case Tenant shall correct the code violation at Tenant's sole cost. Tenant shall notify
114. Owner in writing of any necessary repairs before engaging in such repair.

RESIDENTIAL LEASE AGREEMENT

115. Page 4 Date 6.03.13

116. Premises located at 897 Coocurich Ave

- 117. 13. COVENANTS OF TENANT: Tenant covenants and promises that:
118. (i) Tenant will not cause damage to the Premises or allow the Premises to be damaged by others;
119. (ii) Tenant will not make alterations or additions to the Premises (including but not limited to such issues as
120. are identified in Paragraph 10) without the prior written consent of Owner;
121. (iii) Tenant will not remove any of Owner's personal property from the Premises (including but not limited to
122. appliances);
123. (iv) Tenant will maintain the Premises in a clean and habitable condition;
124. (v) Tenant will not disturb the peace and quiet of other tenants in the building and/or neighbors, or allow
125. any occupant or guest to do so;
126. (vi) Tenant will not store hazardous or flammable substances on the Premises;
127. (vii) Tenant will not use the Premises for illegal or unlawful activities, or in an illegal manner, or in a manner
128. which would cause cancellation, restriction or increase in premiums for Owner's insurance, or such use
129. as which would constitute a violation of applicable code or ordinance;
130. (viii) Tenant shall not have water beds or any water-filled furniture in the Premises;
131. (ix) Tenant will not smoke in the Premises or permit smoking to occur in the Premises; and
132. (x) Tenant will not interfere with Owner in the management of the Premises or the property surrounding the
133. Premises.

134. 14. PETS: If the "Pets are not allowed" box is checked in Paragraph 1(f), Tenant shall not have animals or pets of any
135. kind in the Premises. If the "Pets are allowed" box is checked in Paragraph 1(f), Tenant may have in the Premises
136. the pets noted in Paragraph 1(f).

137. 15. VEHICLE STORAGE: Neither Tenant nor any occupant shall store or park any unlicensed or inoperable vehicle,
138. or any motor home, camper, trailer, boat or other recreational vehicle on or around the Premises. Neither Tenant
139. nor any occupant shall store or park any commercial truck on or around the Premises. If, after three (3) days' notice
140. to Tenant, Tenant fails to remove an unauthorized vehicle from on or around the Premises, Owner may remove
141. and store the vehicle, and Tenant shall pay the removal and storage expenses as additional rent.

142. 16. LOCKS: Tenant may not add or change any locks on the Premises. At Tenant's request, Owner shall change or
143. re-key the locks at Tenant's expense. Tenant shall pay a \$150 fee for Owner to re-key the Premises, in the event
144. a key is lost or missing.

145. 17. TRANSFER OF LEASE: Tenant may not sublet all or part of the Premises without Owner's prior written consent.
146. Tenant may not assign or sell this Lease without Owner's prior written consent.

147. 18. DAMAGE TO TENANT'S PROPERTY: Owner shall not be responsible for any damage to Tenant's property, unless
148. such damage is caused by Owner's willful or grossly negligent conduct.

149. 19. HOLDING OVER: Tenant may not continue to occupy the Premises after the initial term of this Lease unless this
150. Lease has been renewed in writing, or unless Owner consents to Tenant holding over. If Owner consents to Tenant
151. holding over without a written Lease extension, all provisions herein shall remain applicable except that the term of
152. the Lease shall be month-to-month. If Lease becomes month-to-month, written notice to terminate is required by
153. Owner or Tenant to end the Lease. Such written notice must end the Lease on the last day of a month, and must
154. be received before the first day of that month (e.g., notice to terminate the Lease on July 31st must be given on
155. or before the preceding June 30th).

156. 20. MOVING OUT: Tenant and occupants shall move out not later than 11:59 p.m. on the last day of the Lease term,
157. or any extension thereof. Tenant must leave the Premises in the same condition as it was as of the date of
158. commencement of the Lease term, ordinary wear and tear excepted. Tenant shall remove all personal property of
159. Tenant and occupants, including trash, from the Premises (including any storage unit, garage or parking space).
160. Tenant shall provide Owner with Tenant's forwarding address. If Tenant fails to return to Owner all keys and garage
161. door openers within 24 hours of moving out, Tenant shall pay the costs of changing the locks and reprogramming
162. the garage opener.

RESIDENTIAL LEASE AGREEMENT

164. Premises located at 897 Goodrich Ave

165. 21. DESTRUCTION OF PREMISES: If the Premises are destroyed or become uninhabitable or unfit for occupancy, this
166. Lease shall terminate upon reasonable written notice to Tenant, unless Owner, in Owner's reasonable discretion,
167. believes Owner can complete necessary repairs to the Premises in a reasonable period of time. If the damage or
168. destruction was not a result of any fault or negligence of Tenant, Tenant shall not be responsible for payment of
169. rent for the period of time in which the Premises are uninhabitable or unfit for occupancy provided such determination
170. has been agreed by Owner and Tenant or by a court of competent jurisdiction.

171. 22. BREACH OF LEASE: In the event of Tenant's breach of any term of this Lease, Owner has a right of re-entry and
172. may pursue all remedies available by law, including but not limited to the following:
173. (i) bring an eviction action immediately to remove Tenant and occupant from the Premises; or
174. (ii) demand in writing that Tenant immediately, or at some specified future date, surrender the Premises to
175. Owner and if Tenant fails to do so, Owner may bring an eviction action; or
176. (iii) terminate this Lease upon five (5) days written notice to Tenant. Owner's acceptance of rent or additional
177. rent during the time Tenant continues to occupy the Premises shall not be construed as a waiver of Owner's
178. right to evict Tenant. Tenant's obligation to pay rent shall continue after Tenant's eviction from the Premises,
179. through the expiration of the Lease term.

180. 23. ELECTION OF REMEDIES: Either Owner or Tenant may exercise any or all of its legal rights and remedies at any
181. time or from time to time, and the exercise of a particular remedy shall not be construed as a waiver of that party's
182. right to exercise some other remedy or as an election of remedies.

183. 24. MISCELLANEOUS:
184. (a) This Lease is subordinate to any mortgage on the Premises. Tenant shall sign any documents reasonably
185. requested by Owner, and hereby appoints Owner as Tenant's attorney-in-fact to execute such documents
186. as may be requested by a mortgagee.
187. (b) Any attachments to this Lease, such as rules and regulations, are part of this Lease.
188. (c) This Lease and any attachments comprise the entire agreement between Owner and Tenant. No oral
189. representations have been made. This Lease may not be modified except by written agreement of the
190. parties.

191. 25. NOTICES: All notices and communications from Owner or Tenant to the other, required or permitted hereunder,
192. shall be in writing and shall be considered to have been duly given if personally delivered or if sent by first class
193. mail, postage prepaid, to the other party at the address set forth in paragraph 1(i), or to such other address as
194. such party may hereafter designate by notice to the other party. Notice given to one Tenant shall be considered
195. given to all Tenants.

196. 26. PROHIBITIONS AND STATUTORY NOTICES: Owner and Tenant covenant and agree that neither will:
197. (i) unlawfully allow controlled substances in the Premises or in the common area and curtilage of the Premises;
198. (ii) allow prostitution or prostitution-related activity as defined in MN Statute 617.80, Subd. 4, to occur on the
199. Premises or in the common area and curtilage of the Premises;
200. (iii) allow the unlawful use or possession of a firearm in violation of section 609.66, Subd. 1(a), 609.67 or
201. 624.713, on the Premises or in the common area and curtilage of the Premises; or
202. (iv) allow stolen property or property obtained by robbery in the Premises or in the common area and curtilage
203. of the Premises.

204. Owner and Tenant further agree that neither they nor any person under their control will use the common area
205. and curtilage of the Premises to manufacture, sell, give away, barter, deliver, exchange, distribute, purchase or
206. possess a controlled substance in violation of any criminal provision of MN Statute Chapter 152. This covenant
207. is not violated when a person other than the Owner or Tenant possesses or allows controlled substances in the
208. Premises, common area or curtilage, unless the Owner or Tenant knew or had reason to know of that activity.

209. The following notice is required by MN Statute 504B.305:
210. A seizure under MN Statute 609.5317, Subd. 1, for which there is not a defense under MN Statute 609.5317,
211. Subd. 3, constitutes unlawful detention by Tenant.

RESIDENTIAL LEASE AGREEMENT

212. Page 6 Date 6.3.13

213. Premises located at 897 Goodrich

214. 27. **LEAD-BASED PAINT DISCLOSURE:** If it is indicated in Paragraph 1(j) that the Premises were built before 1978,
215. then the Minnesota Association of REALTORS® Addendum to Lease Agreement Disclosure of Information on
216. Lead-Based Paint and Lead-Based Paint Hazards is attached to this Lease and is made a part of this Lease.

217. 28. **ADDENDA AND PAGE NUMBERING:** Attached addenda are a part of this Residential Lease Agreement.

218. Enter total number of pages of this Residential Lease Agreement, including addenda, on line two (2) of
219. page one (1).

220. 29. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related
221. to this transaction constitute valid, binding signatures.

222. 30. **RECEIPT OF COPY:** Tenant acknowledges receiving a copy of this Lease.

223. [Signature] 6.3.13
(Owner) (Date)

[Signature] 6/17/13
(Tenant) (Date)

224. _____
(Owner) (Date)

(Tenant) (Date)

225. RENTS sent to
M+J LYNCH INC
6180 Upper Atton Cove
226. Woodbury Mn 55125

(Tenant) (Date)

(Tenant) (Date)

227. **THIS MINNESOTA ASSOCIATION OF REALTORS® RESIDENTIAL LEASE AGREEMENT IS NOT**
228. **DESIGNED TO BE AND IS NOT WARRANTED TO BE INCLUSIVE OF ALL ISSUES OWNER AND**
229. **TENANT MAY WISH TO ADDRESS, AND EITHER PARTY MAY WISH TO MODIFY THIS LEASE TO**
230. **ADDRESS STATUTORY OR CONTRACTUAL MATTERS NOT CONTAINED IN THIS FORM.**
231. **BOTH PARTIES ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY TO ENSURE**
232. **THIS CONTRACT ADEQUATELY ADDRESSES THAT PARTY'S RIGHTS.**



**ADDENDUM TO RESIDENTIAL
LEASE AGREEMENT**

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- 1. Date 06/03/13
- 2. Page _____

3. Addendum to Residential Lease Agreement between parties, dated 06/03/13, pertaining
 4. to the lease of the property at 897 Goodrich Avenue

5. _____
 6. In the event of a conflict between this Addendum and any other provision of the *Residential Lease Agreement*, the
 7. language in this Addendum shall govern.

8. **Damage deposit of \$1500 to be sent to M&J Lynch Inc**
 9. **6180 Upper Afton Cove**
 10. **Woodbury, MN 55125**

11. **Landlord has right to offer the property for sale at anytime during the term of this lease.**

12. **Sixty day move out written notice to landlord required**

- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.

30. [Signature] 4/3/13
 (Owner) (Date)

31. _____
 (Owner) (Date)

[Signature: Richard H. Hahn] 6/17/13
 (Tenant) (Date)

_____ (Date)

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN TENANTS AND OWNERS.
 IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**



ADDENDUM TO LEASE AGREEMENT
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS

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1. Date 6/3/13
2. Page

3. Addendum to Lease Agreement between parties dated, 6/3/13
4. pertaining to the lease of the property at 897 Goodrich Ave
5.

6. Lead Warning Statement

7. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards
8. if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting
9. pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in
10. the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

11. Lessor's Disclosure (initial)

12. [Signature] (a) Presence of lead-based paint and/or lead-based paint hazards.
13. (Check one below.)

14. [] Known lead-based paint and/or lead-based paint hazards are present in the housing
15. (explain):
16. X property built before 1978 - no records -
17. testing never done [Signature]
18.

19. [] Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the
20. housing.

21. [Signature] (b) Records and reports available to the lessor.
22. (Check one below.)

23. [] Lessor has provided the lessee with all available records and reports pertaining to lead-based
24. paint and/or lead-based paint hazards in the housing (list documents below):
25.
26.
27.

28. [X] Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards
29. in the housing.

30. Lessee's Acknowledgment (initial) N/A

31. (c) Lessee has received copies of all information listed under (b) above.

32. (d) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.





ADDENDUM TO LEASE AGREEMENT
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS

33. Page 2072

34. Property located at 897 Goodrich

35. Real Estate Licensee's Acknowledgment (initial)

36. [Signature] (e) Real estate licensee has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d)
37. and is aware of licensee's responsibility to ensure compliance.

38. Certification of Accuracy

39. The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
40. provided by the signatory is true and accurate.

41. [Signature] 4/3/13
(Lessor) (Date)

[Signature] 6/17/13
(Lessee) (Date)

42. _____
(Lessor) (Date)

(Lessee) (Date)

43. [Signature] 6/3/13
(Real Estate Licensee) (Date)

(Real Estate Licensee) (Date)

TLX:LEAS-2 (8/06)



RESIDENTIAL LEASE AGREEMENT

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1. Date 07/01/14
2. Page 1 of

3. Lease Agreement (Lease), dated July 1st, 2014, pertaining to the lease of the property
4. located at Street Address: 897 Goodrich Avenue #2
5. City of Saint Paul,
6. County of Ramsey, State of Minnesota (Premises), by and between
7. (list all Tenants) Richard Huhn
8. (Tenant)
9. and M&J Lynch Inc. (Owner). The
10. Premises include(s) a [] garage [] storage unit [X] parking stall identified as garage/unit/stall number. (Check all that apply.)

11. 1. TERMS OF LEASE: The following provisions and definitions apply to this Lease. They are modified and supplemented
12. by the remaining terms of this Lease.

13. (a) Term: The term means (check only one):
14. [X] the period of 12 months commencing 07/01/14
15. and terminating 06/30/15.
16. [] month-to-month lease commencing.

17. (b) Rent: The rent is \$ 1,500.00 per month.

18. (c) Utilities (see Paragraph 6):
19. [X] Paid by [] Tenant [X] Owner. (Check one.)
20. [] Paid in part by each with Tenant to pay for phone, cable
21. and Owner to pay for gas, water, electric, water, sewer, trash.

22. (d) Security Deposit: The security deposit is \$ 1,500.00.

23. (e) Late Fee: The late fee is \$ 10.00 per day after the 3rd of each month (not to exceed eight percent
24. (8%) of the overdue rent amount).

25. (f) Pets (see Paragraph 14):
26. [X] Pets are not allowed.
27. [] Pets are allowed and Tenant may have cats and dogs in the Premises and no pet
28. may weigh more than pounds. Tenant shall be allowed to have
29. in the Premises.

30. (g) Occupants: The occupants of the Premises are Richard Huhn
31.
32.



RESIDENTIAL LEASE AGREEMENT

33. Page 2 Date 07/01/14

34. Premises located at 897 Goodrich Avenue

35. (h) Common Interest Community (CIC): The Premises ARE ARE NOT part of a CIC. (Check one.)

36. (i) Notices: Addresses for Notices: If to Owner:

If to Tenant:

38. M&J Lynch Inc

Richard Huhn

39. 6180 Upper Afton Cove

897 Goodrich Avenue

40. Woodbury MN 55125

Saint Paul MN 55105

41. 651-387-9405

609-519-4698

(Phone)

(Phone)

42. (j) Lead-Based Paint: The Premises WERE WERE NOT built before 1978. If "were" is checked, (Check one.)

43. Tenant acknowledges receipt of a copy of the disclosure identified in Paragraph 27. (Tenant's initials.)

44. 2. TERM: This Lease is for the term set forth in Paragraph 1(a), unless sooner terminated as provided herein, or
45. unless extended by written agreement by Tenant and Owner prior to the end of Lease term. If Owner and Tenant
46. fail to agree to mutually acceptable extension/renewal terms, this Lease shall terminate according to its original
47. term.

48. 3. OCCUPANCY: Only Tenant and the occupants listed in Paragraph 1(g) may reside in the Premises, unless otherwise
49. permitted by law. The number of occupants is restricted in accordance with the Minnesota State Building Code
50. and/or local building code.

51. 4. USE OF THE PREMISES: The Premises, and all utilities, shall be used by Tenant and occupants exclusively as a
52. private, single family dwelling for residential purposes only. The Premises may not be used for transient, hotel,
53. commercial, business or other non-residential purposes.

54. 5. RENT: During the term of this Lease, Tenant shall pay the rent specified in Paragraph 1(b). Rent shall be paid by
55. Tenant to Owner on or before the first day of each and every month during the Lease term. Rent is considered
56. paid when received by Owner. Each Tenant is individually responsible for payment of the full amount of the rent
57. to Owner, including additional rent as defined in this Lease. Tenant's obligation to pay rent shall survive the
58. termination of this Lease. Tenant must continue to pay all rent even if Tenant surrenders the Premises or is evicted
59. by Owner. Rent for any partial month during the term of this Lease shall be prorated.

60. 6. UTILITIES: If the "Paid by Tenant" box is checked in Paragraph 1(c), then Tenant shall pay all utilities directly to the
61. service provider, including water, sewer, gas, electricity, fuel oil, trash removal, recycling, telephone, cable and
62. association dues. Tenant shall be responsible to Owner for any utilities payments that have not been paid, including
63. late charges or fees imposed by the service provider.

64. If the "Paid in part by each" box is checked in Paragraph 1(c), then Tenant shall pay directly to the service provider
65. the utilities noted in Paragraph 1(c) to be paid for by Tenant and shall be responsible to Owner for any utilities
66. payments that have not been paid, including late charges or fees imposed by the service provider, and Owner shall
67. pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Owner. Tenant is responsible
68. for contracting for and paying for any other utilities desired. No modification to the Premises to install or add utilities
69. may occur without Owner consent in writing. Any utilities not specified to be paid by Owner shall be paid by Tenant.

70. If utilities Tenant is to pay for are provided or paid for by Owner, then Tenant shall pay Owner for such utilities upon
71. demand in the amounts due as identified in statements covering the period during which this Lease is in effect.

RESIDENTIAL LEASE AGREEMENT

72. Page 3 Date 07/01/14

73. Premises located at 897 Goodrich Avenue

74. 7. **COMMON INTEREST COMMUNITY:** If the Premises are part of a CIC as noted in Paragraph 1(h), then the
75. Premises are subject to the declaration, bylaws, rules and regulations and other governing documents of the CIC (the
76. Governing Documents). Copies of the current Governing Documents have been provided to Tenant and Tenant
77. acknowledges receipt of the Governing Documents. Tenant shall comply with the Governing Documents, including
78. any modifications which may be made from time to time by the CIC. Tenant acknowledges that the CIC may have
79. a right to evict Tenant for failure to comply with the terms of the Governing Documents.

80. 8. **LATE FEES:** If Owner does not receive the rent on or before the fifth (5th) day of any month, Tenant shall pay
81. a late fee in the amount stated in Paragraph 1(e) to compensate Owner for the time, expense and administrative
82. burdens resulting from such late payment. In the event the amount in Paragraph 1(e) exceeds eight percent (8%)
83. of the overdue rent payment, the late fee shall be eight percent (8%) of the overdue amount in order to comply
84. with MN Statute Chapter 504B. The late fee shall be considered additional rent. Tenant shall be assessed a returned
85. check fee in the amount of \$40 as additional rent for each unpaid check which is returned by the Tenant's bank.

86. 9. **SECURITY DEPOSIT:** Owner acknowledges receipt of the security deposit from Tenant in the amount set forth
87. in Paragraph 1(d). Owner shall retain the security deposit for the entire term of this Lease, including any extensions.
88. Owner may use the security deposit as permitted by Minnesota law, and shall, to the extent required by Minnesota
89. law, return any remaining portion of the security deposit, as well as any required interest, to Tenant following the
90. termination of this Lease. If Owner uses a portion of the security deposit during the Lease to cure a default by
91. Tenant, Tenant shall replenish the security deposit to the full amount, upon request by Owner.

92. 10. **DAMAGE TO THE PREMISES:** Tenant shall pay for all loss, damage, costs or expenses (including but not limited
93. to problems with or damage to plumbing, electrical and appliances) caused by Tenant's willful or negligent conduct,
94. or the conduct of any occupant, guest or person under Tenant's or any occupant's direction or control. Tenant
95. shall promptly notify Owner of any conditions which may cause damage to the Premises or waste of utilities or other
96. services provided by Owner. The Premises may not be modified, altered, improved or repaired without prior
97. authorization from Owner, in writing. Modification includes but is not limited to modification of floor covering or wall
98. covering, changing/replacing/adding fixtures or attachments, painting or anything which creates a hole or mark
99. that cannot be remedied without expense to the Owner.

100. 11. **INSPECTION OF THE PREMISES AND RIGHT OF ENTRY:** Owner, or Owner's designee, may enter upon the
101. Premises for any reasonable business purpose, including to inspect the Premises from time to time. Owner
102. shall make a reasonable effort to give reasonable notice to Tenant before entering the Premises, except in the case
103. of an emergency. In the event Owner enters the Premises for emergency purposes, Owner shall provide written
104. confirmation to Tenant of the emergency entry, which confirmation shall include the date, time and purpose of the
105. emergency entry.

106. 12. **COVENANTS OF OWNER:** Owner covenants and promises that:

107. (i) the Premises are fit for residential use as a single family dwelling;

108. (ii) Owner will make all necessary repairs to the Premises during the term of the Lease, except where damage is
109. caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction or
110. control;

111. (iii) Owner shall keep the Premises up to applicable federal, state and local codes, except where a code violation
112. is caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction
113. or control, in which case Tenant shall correct the code violation at Tenant's sole cost. Tenant shall notify
114. Owner in writing of any necessary repairs before engaging in such repair.

RESIDENTIAL LEASE AGREEMENT

115. Page 4 Date 07/01/14

116. Premises located at 897 Goodrich Avenue

117. 13. **COVENANTS OF TENANT:** Tenant covenants and promises that:

118. (i) Tenant will not cause damage to the Premises or allow the Premises to be damaged by others;
119. (ii) Tenant will not make alterations or additions to the Premises (including but not limited to such issues as
120. are identified in Paragraph 10) without the prior written consent of Owner;
121. (iii) Tenant will not remove any of Owner's personal property from the Premises (including but not limited to
122. appliances);
123. (iv) Tenant will maintain the Premises in a clean and habitable condition;
124. (v) Tenant will not disturb the peace and quiet of other tenants in the building and/or neighbors, or allow
125. any occupant or guest to do so;
126. (vi) Tenant will not store hazardous or flammable substances on the Premises;
127. (vii) Tenant will not use the Premises for illegal or unlawful activities, or in an illegal manner, or in a manner
128. which would cause cancellation, restriction or increase in premiums for Owner's insurance, or such use
129. as which would constitute a violation of applicable code or ordinance;
130. (viii) Tenant shall not have water beds or any water-filled furniture in the Premises;
131. (ix) Tenant will not smoke in the Premises or permit smoking to occur in the Premises; and
132. (x) Tenant will not interfere with Owner in the management of the Premises or the property surrounding the
133. Premises.

134. 14. **PETS:** If the "Pets are not allowed" box is checked in Paragraph 1(f), Tenant shall not have animals or pets of any

135. kind in the Premises. If the "Pets are allowed" box is checked in Paragraph 1(f), Tenant may have in the Premises

136. the pets noted in Paragraph 1(f).

137. 15. **VEHICLE STORAGE:** Neither Tenant nor any occupant shall store or park any unlicensed or inoperable vehicle,

138. or any motor home, camper, trailer, boat or other recreational vehicle on or around the Premises. Neither Tenant

139. nor any occupant shall store or park any commercial truck on or around the Premises. If, after three (3) days' notice

140. to Tenant, Tenant fails to remove an unauthorized vehicle from on or around the Premises, Owner may remove

141. and store the vehicle, and Tenant shall pay the removal and storage expenses as additional rent.

142. 16. **LOCKS:** Tenant may not add or change any locks on the Premises. At Tenant's request, Owner shall change or

143. re-key the locks at Tenant's expense. Tenant shall pay a \$150 fee for Owner to re-key the Premises, in the event

144. a key is lost or missing.

145. 17. **TRANSFER OF LEASE:** Tenant may not sublet all or part of the Premises without Owner's prior written consent.

146. Tenant may not assign or sell this Lease without Owner's prior written consent.

147. 18. **DAMAGE TO TENANT'S PROPERTY:** Owner shall not be responsible for any damage to Tenant's property, unless

148. such damage is caused by Owner's willful or grossly negligent conduct.

149. 19. **HOLDING OVER:** Tenant may not continue to occupy the Premises after the initial term of this Lease unless this

150. Lease has been renewed in writing, or unless Owner consents to Tenant holding over. If Owner consents to Tenant

151. holding over without a written Lease extension, all provisions herein shall remain applicable except that the term of

152. the Lease shall be month-to-month. If Lease becomes month-to-month, written notice to terminate is required by

153. Owner or Tenant to end the Lease. Such written notice must end the Lease on the last day of a month, and must

154. be received before the first day of that month (e.g., notice to terminate the Lease on July 31st must be given on

155. or before the preceding June 30th).

156. 20. **MOVING OUT:** Tenant and occupants shall move out not later than 11:59 p.m. on the last day of the Lease term,

157. or any extension thereof. Tenant must leave the Premises in the same condition as it was as of the date of

158. commencement of the Lease term, ordinary wear and tear excepted. Tenant shall remove all personal property of

159. Tenant and occupants, including trash, from the Premises (including any storage unit, garage or parking space).

160. Tenant shall provide Owner with Tenant's forwarding address. If Tenant fails to return to Owner all keys and garage

161. door openers within 24 hours of moving out, Tenant shall pay the costs of changing the locks and reprogramming

162. the garage opener.

RESIDENTIAL LEASE AGREEMENT

163. Page 5 Date

07/01/14

164. Premises located at 897 Goodrich Avenue

165. 21. **DESTRUCTION OF PREMISES:** If the Premises are destroyed or become uninhabitable or unfit for occupancy, this
166. Lease shall terminate upon reasonable written notice to Tenant, unless Owner, in Owner's reasonable discretion,
167. believes Owner can complete necessary repairs to the Premises in a reasonable period of time. If the damage or
168. destruction was not a result of any fault or negligence of Tenant, Tenant shall not be responsible for payment of
169. rent for the period of time in which the Premises are uninhabitable or unfit for occupancy provided such determination
170. has been agreed by Owner and Tenant or by a court of competent jurisdiction.

171. 22. **BREACH OF LEASE:** In the event of Tenant's breach of any term of this Lease, Owner has a right of re-entry and
172. may pursue all remedies available by law, including but not limited to the following:
173. (i) bring an eviction action immediately to remove Tenant and occupant from the Premises; or
174. (ii) demand in writing that Tenant immediately, or at some specified future date, surrender the Premises to
175. Owner and if Tenant fails to do so, Owner may bring an eviction action; or
176. (iii) terminate this Lease upon five (5) days written notice to Tenant. Owner's acceptance of rent or additional
177. rent during the time Tenant continues to occupy the Premises shall ~~not be construed~~ as a waiver of Owner's
178. right to evict Tenant. Tenant's obligation to pay rent shall continue after Tenant's eviction from the Premises,
179. through the expiration of the Lease term.

180. 23. **ELECTION OF REMEDIES:** Either Owner or Tenant may exercise any or all of its legal rights and remedies at any
181. time or from time to time, and the exercise of a particular remedy shall not be construed as a waiver of that party's
182. right to exercise some other remedy or as an election of remedies.

183. 24. MISCELLANEOUS:

184. (a) This Lease is subordinate to any mortgage on the Premises. Tenant shall sign any documents reasonably
185. requested by Owner, and hereby appoints Owner as Tenant's attorney-in-fact to execute such documents
186. as may be requested by a mortgagee.
187. (b) Any attachments to this Lease, such as rules and regulations, are part of this Lease.
188. (c) This Lease and any attachments comprise the entire agreement between Owner and Tenant. No oral
189. representations have been made. This Lease may not be modified except by written agreement of the
190. parties.

191. 25. **NOTICES:** All notices and communications from Owner or Tenant to the other, required or permitted hereunder,
192. shall be in writing and shall be considered to have been duly given if personally delivered or if sent by first class
193. mail, postage prepaid, to the other party at the address set forth in paragraph 1(i), or to such other address as
194. such party may hereafter designate by notice to the other party. Notice given to one Tenant shall be considered
195. given to all Tenants.

196. 26. **PROHIBITIONS AND STATUTORY NOTICES:** Owner and Tenant covenant and agree that neither will:
197. (i) unlawfully allow controlled substances in the Premises or in the common area and curtilage of the Premises;
198. (ii) allow prostitution or prostitution-related activity as defined in MN Statute 617.80, Subd. 4, to occur on the
199. Premises or in the common area and curtilage of the Premises;
200. (iii) allow the unlawful use or possession of a firearm in violation of section 609.66, Subd. 1(a), 609.67 or
201. 624.713, on the Premises or in the common area and curtilage of the Premises; or
202. (iv) allow stolen property or property obtained by robbery in the Premises or in the common area and curtilage
203. of the Premises.

204. Owner and Tenant further agree that neither they nor any person under their control will use the common area
205. and curtilage of the Premises to manufacture, sell, give away, barter, deliver, exchange, distribute, purchase or
206. possess a controlled substance in violation of any criminal provision of MN Statute Chapter 152. This covenant
207. is not violated when a person other than the Owner or Tenant possesses or allows controlled substances in the
208. Premises, common area or curtilage, unless the Owner or Tenant knew or had reason to know of that activity.

209. The following notice is required by MN Statute 504B.305:

210. A seizure under MN Statute 609.5317, Subd. 1, for which there is not a defense under MN Statute 609.5317,
211. Subd. 3, constitutes unlawful detention by Tenant.

RESIDENTIAL LEASE AGREEMENT

212. Page 6 Date 07/01/14

N Initial
JAB

213. Premises located at 897 Goodrich Avenue

X NO SMOKING IN THE BUILDING

214. 27. **LEAD-BASED PAINT DISCLOSURE:** If it is indicated in Paragraph 1(i) that the Premises were built before 1978,
215. then the Minnesota Association of REALTORS® Addendum to Lease Agreement Disclosure of Information on
216. Lead-Based Paint and Lead-Based Paint Hazards is attached to this Lease and is made a part of this Lease.

217. 28. **ADDENDA AND PAGE NUMBERING:** Attached addenda are a part of this Residential Lease Agreement.

218. Enter total number of pages of this Residential Lease Agreement, including addenda, on line two (2) of
219. page one (1).

220. 29. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related
221. to this transaction constitute valid, binding signatures.

222. 30. **RECEIPT OF COPY:** Tenant acknowledges receiving a copy of this Lease.

223. *[Signature]* 6/30/14
(Owner) (Date)

[Signature] 7/3/14 *X*
(Tenant) (Date)

224. _____
(Owner) (Date) (Tenant) (Date)

225. _____
(Tenant) (Date)

226. _____
(Tenant) (Date)

227. **THIS MINNESOTA ASSOCIATION OF REALTORS® RESIDENTIAL LEASE AGREEMENT IS NOT**
228. **DESIGNED TO BE AND IS NOT WARRANTED TO BE INCLUSIVE OF ALL ISSUES OWNER AND**
229. **TENANT MAY WISH TO ADDRESS, AND EITHER PARTY MAY WISH TO MODIFY THIS LEASE TO**
230. **ADDRESS STATUTORY OR CONTRACTUAL MATTERS NOT CONTAINED IN THIS FORM.**
231. **BOTH PARTIES ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY TO ENSURE**
232. **THIS CONTRACT ADEQUATELY ADDRESSES THAT PARTY'S RIGHTS.**



From: [Richard Huhn](#)
To: [Joelle.Olson](#)
Subject: Confirmation of occupancy 897 Goodrich Ave
Date: Friday, July 24, 2015 2:59:30 AM

Dear Joelle -

I confirm that I have occupied Unit 2 (2nd Floor) of the residence at 897 Goodrich Ave., Saint Paul, MN continuously since July 2013. My rent payment has been \$1500 per month, initially to the prior owner of the residence, Jayne Lynch, and now to you since you purchased the residence in 2014. Continuously until April 2015, the basement unit was occupied by tenant Molly Grames and a friend. Also during the period of July 2013 until approximately January 2014, the 1st floor unit was occupied by a woman (whose name I cannot recall) with her toddler son, Leo, and an infant.

Best regards,

Richard Huhn



RESIDENTIAL LEASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2011 Minnesota Association of REALTORS®, Edina, MN

- 1. Date 4-24-14
- 2. Page 1 of 4 Six
- 3. Lease Agreement (Lease), dated 4.24, 20 14, pertaining to the lease of the property
- 4. located at Street Address: 897 Coonrich Avenue
- 5. City of St. Paul
- 6. County of Ramsey, State of Minnesota (Premises), by and between
- 7. (list all Tenants)
- 8. Molly Grames, Lacey Bourgeois (Tenant)
- 9. and M+J Lynch inc (Owner). The
- 10. Premises include(s) a garage storage unit parking stall identified as garage/unit/stall number .
(Check all that apply.)
- 11. 1. TERMS OF LEASE: The following provisions and definitions apply to this Lease. They are modified and supplemented
- 12. by the remaining terms of this Lease.
- 13. (a) Term: The term means (check only one);
- 14. the period of 12 months commencing May 1, 2014
- 15. and terminating April 29, 2015.
- 16. month-to-month lease commencing .
- 17. (b) Rent: The rent is \$ 1000.00 per month.
- 18. 500.00 paid by Molly as of 4-24-14
- 19. (c) Utilities (see Paragraph 6): 500.00 due by May 1, 2014 from Lacey
- 20. Paid by Tenant Owner.
(Check one.)
- 21. Paid in part by each with Tenant to pay for \$52.00 per month if Air conditioner used
- 22. and Owner to pay for Gas, Elec, water, Sewer.
- 23. (d) Security Deposit: The security deposit is \$ 1000.00.
- 24. (e) Late Fee: The late fee is \$ 10.00 per day after the 3rd (not to exceed eight percent;
- 25. (8%) of the overdue rent amount).
- 26. (f) Pets (see Paragraph 14):
- 27. Pets are not allowed.
- 28. Pets are allowed and Tenant may have cats and dogs in the Premises and no pet
- 29. may weigh more than pounds. Tenant shall be allowed to have
- 30. in the Premises.
- 31. (g) Occupants: The occupants of the Premises are Molly Grames
- 32. Lacey Bourgeois

RESIDENTIAL LEASE AGREEMENT

33. Page 2 Date 4/24/14

34. Premises located at 897 Coonard Ave

35. (h) Common Interest Community (CIC): The Premises ARE NOT part of a CIC.

36. (i) Notices: Addresses for Notices:

37. If to Owner:

If to Tenant:

38. 4180 Upper Afton Ave

39. Minneapolis MN 55105

40. 651-389-9405

41. (Phone)

(Phone)

42. (j) Lead-Based Paint: The Premises WERE WERE NOT built before 1978. If "were" is checked, (Check one.)

43. X Tenant acknowledges receipt of a copy of the disclosure identified in Paragraph 27. LB me (Tenant's initials) X

44. 2. TERM: This Lease is for the term set forth in Paragraph 1(a), unless sooner terminated as provided herein, or unless extended by written agreement by Tenant and Owner prior to the end of Lease term. If Owner and Tenant fail to agree to mutually acceptable extension/renewal terms, this Lease shall terminate according to its original term.

48. 3. OCCUPANCY: Only Tenant and the occupants listed in Paragraph 1(g) may reside in the Premises, unless otherwise permitted by law. The number of occupants is restricted in accordance with the Minnesota State Building Code and/or local building code.

51. 4. USE OF THE PREMISES: The Premises, and all utilities, shall be used by Tenant and occupants exclusively as a private, single family dwelling for residential purposes only. The Premises may not be used for transient, hotel, commercial, business or other non-residential purposes.

54. 5. RENT: During the term of this Lease, Tenant shall pay the rent specified in Paragraph 1(b). Rent shall be paid by Tenant to Owner on or before the first day of each and every month during the Lease term. Rent is considered paid when received by Owner. Each Tenant is individually responsible for payment of the full amount of the rent to Owner, including additional rent as defined in this Lease. Tenant's obligation to pay rent shall survive the termination of this Lease. Tenant must continue to pay all rent even if Tenant surrenders the Premises or is evicted by Owner. Rent for any partial month during the term of this Lease shall be prorated.

60. 6. UTILITIES: If the "Paid by Tenant" box is checked in Paragraph 1(c), then Tenant shall pay all utilities directly to the service provider, including water, sewer, gas, electricity, fuel oil, trash removal, recycling, telephone, cable and association dues. Tenant shall be responsible to Owner for any utilities payments that have not been paid, including late charges or fees imposed by the service provider. - All fee to M&J Machine.

64. If the "Paid in part by each" box is checked in Paragraph 1(c), then Tenant shall pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Tenant and shall be responsible to Owner for any utilities payments that have not been paid, including late charges or fees imposed by the service provider, and Owner shall pay directly to the service provider the utilities noted in Paragraph 1(c) to be paid for by Owner. Tenant is responsible for contracting for and paying for any other utilities desired. No modification to the Premises to install or add utilities may occur without Owner consent in writing. Any utilities not specified to be paid by Owner shall be paid by Tenant.

70. If utilities Tenant is to pay for are provided or paid for by Owner, then Tenant shall pay Owner for such utilities upon demand in the amounts due as identified in statements covering the period during which this Lease is in effect.

RESIDENTIAL LEASE AGREEMENT72. Page 3 Date 4-24-14

73. Premises located at 877 Goodrich Ave
74. 7. **COMMON INTEREST COMMUNITY:** If the Premises are part of a CIC as noted in Paragraph 1(h), then the
 75. Premises are subject to the declaration, bylaws, rules and regulations and other governing documents of the CIC (the
 76. Governing Documents). Copies of the current Governing Documents have been provided to Tenant and Tenant
 77. acknowledges receipt of the Governing Documents. Tenant shall comply with the Governing Documents, including
 78. any modifications which may be made from time to time by the CIC. Tenant acknowledges that the CIC may have
 79. a right to evict Tenant for failure to comply with the terms of the Governing Documents.
80. 8. **LATE FEES:** If Owner does not receive the rent on or before the fifth (5th) day of any month, Tenant shall pay
 81. a late fee in the amount stated in Paragraph 1(e) to compensate Owner for the time, expense and administrative
 82. burdens resulting from such late payment. In the event the amount in Paragraph 1(e) exceeds eight percent (8%)
 83. of the overdue rent payment, the late fee shall be eight percent (8%) of the overdue amount in order to comply
 84. with MN Statute Chapter 504B. The late fee shall be considered additional rent. Tenant shall be assessed a returned
 85. check fee in the amount of \$40 as additional rent for each unpaid check which is returned by the Tenant's bank.
86. 9. **SECURITY DEPOSIT:** Owner acknowledges receipt of the security deposit from Tenant in the amount set forth
 87. in Paragraph 1(d). Owner shall retain the security deposit for the entire term of this Lease, including any extensions.
 88. Owner may use the security deposit as permitted by Minnesota law, and shall, to the extent required by Minnesota
 89. law, return any remaining portion of the security deposit, as well as any required interest, to Tenant following the
 90. termination of this Lease. If Owner uses a portion of the security deposit during the Lease to cure a default by
 91. Tenant, Tenant shall replenish the security deposit to the full amount, upon request by Owner.
92. 10. **DAMAGE TO THE PREMISES:** Tenant shall pay for all loss, damage, costs or expenses (including but not limited
 93. to problems with or damage to plumbing, electrical and appliances) caused by Tenant's willful or negligent conduct,
 94. or the conduct of any occupant, guest or person under Tenant's or any occupant's direction or control. Tenant
 95. shall promptly notify Owner of any conditions which may cause damage to the Premises or waste of utilities or other
 96. services provided by Owner. The Premises may not be modified, altered, improved or repaired without prior
 97. authorization from Owner, in writing. Modification includes but is not limited to modification of floor covering or wall
 98. covering, changing/replacing/adding fixtures or attachments, painting or anything which creates a hole or mark
 99. that cannot be remedied without expense to the Owner.
100. 11. **INSPECTION OF THE PREMISES AND RIGHT OF ENTRY:** Owner, or Owner's designee, may enter upon the
 101. Premises for any reasonable business purpose, including to inspect the Premises from time to time. Owner
 102. shall make a reasonable effort to give reasonable notice to Tenant before entering the Premises, except in the case
 103. of an emergency. In the event Owner enters the Premises for emergency purposes, Owner shall provide written
 104. confirmation to Tenant of the emergency entry, which confirmation shall include the date, time and purpose of the
 105. emergency entry.
106. 12. **COVENANTS OF OWNER:** Owner covenants and promises that:
 107. (i) the Premises are fit for residential use as a single family dwelling;
 108. (ii) Owner will make all necessary repairs to the Premises during the term of the Lease, except where damage is
 109. caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction or
 110. control;
 111. (iii) Owner shall keep the Premises up to applicable federal, state and local codes, except where a code violation
 112. is caused by Tenant, any occupant and/or any guest or person under Tenant's or any occupant's direction
 113. or control, in which case Tenant shall correct the code violation at Tenant's sole cost. Tenant shall notify
 114. Owner in writing of any necessary repairs before engaging in such repair.

RESIDENTIAL LEASE AGREEMENT

115. Page 4

Date

4/24/14

116. Premises located at 897 Goodrich Ave
117. **13. COVENANTS OF TENANT:** Tenant covenants and promises that:
118. (i) Tenant will not cause damage to the Premises or allow the Premises to be damaged by others;
119. (ii) Tenant will not make alterations or additions to the Premises (including but not limited to such issues as are identified in Paragraph 10) without the prior written consent of Owner;
120. (iii) Tenant will not remove any of Owner's personal property from the Premises (including but not limited to appliances);
121. (iv) Tenant will maintain the Premises in a clean and habitable condition;
122. (v) Tenant will not disturb the peace and quiet of other tenants in the building and/or neighbors, or allow any occupant or guest to do so;
123. (vi) Tenant will not store hazardous or flammable substances on the Premises;
124. (vii) Tenant will not use the Premises for illegal or unlawful activities, or in an illegal manner, or in a manner which would cause cancellation, restriction or increase in premiums for Owner's insurance, or such use as which would constitute a violation of applicable code or ordinance;
125. (viii) Tenant shall not have water beds or any water-filled furniture in the Premises;
126. (ix) Tenant will not smoke in the Premises or permit smoking to occur in the Premises; and
127. (x) Tenant will not interfere with Owner in the management of the Premises or the property surrounding the Premises.
128. 133.
134. **14. PETS:** If the "Pets are not allowed" box is checked in Paragraph 1(f), Tenant shall not have animals or pets of any kind in the Premises. If the "Pets are allowed" box is checked in Paragraph 1(f), Tenant may have in the Premises the pets noted in Paragraph 1(f).
135. 136.
137. **15. VEHICLE STORAGE:** Neither Tenant nor any occupant shall store or park any unlicensed or inoperable vehicle, or any motor home, camper, trailer, boat or other recreational vehicle on or around the Premises. Neither Tenant nor any occupant shall store or park any commercial truck on or around the Premises. If, after three (3) days' notice to Tenant, Tenant fails to remove an unauthorized vehicle from on or around the Premises, Owner may remove and store the vehicle, and Tenant shall pay the removal and storage expenses as additional rent.
138. 139.
140. 141.
142. **16. LOCKS:** Tenant may not add or change any locks on the Premises. At Tenant's request, Owner shall change or re-key the locks at Tenant's expense. Tenant shall pay a \$150 fee for Owner to re-key the Premises, in the event a key is lost or missing.
143. 144.
145. **17. TRANSFER OF LEASE:** Tenant may not sublet all or part of the Premises without Owner's prior written consent.
146. Tenant may not assign or sell this Lease without Owner's prior written consent.
147. **18. DAMAGE TO TENANT'S PROPERTY:** Owner shall not be responsible for any damage to Tenant's property, unless such damage is caused by Owner's willful or grossly negligent conduct.
148. 149.
149. **19. HOLDING OVER:** Tenant may not continue to occupy the Premises after the initial term of this Lease unless this Lease has been renewed in writing, or unless Owner consents to Tenant holding over. If Owner consents to Tenant holding over without a written Lease extension, all provisions herein shall remain applicable except that the term of the Lease shall be month-to-month. If Lease becomes month-to-month, written notice to terminate is required by Owner or Tenant to end the Lease. Such written notice must end the Lease on the last day of a month, and must be received before the first day of that month (e.g., notice to terminate the Lease on July 31st must be given on or before the preceding June 30th).
150. 151.
152. 153.
154. 155.
156. **20. MOVING OUT:** Tenant and occupants shall move out not later than 11:59 p.m. on the last day of the Lease term, or any extension thereof. Tenant must leave the Premises in the same condition as it was as of the date of commencement of the Lease term, ordinary wear and tear excepted. Tenant shall remove all personal property of Tenant and occupants, including trash, from the Premises (including any storage unit, garage or parking space). Tenant shall provide Owner with Tenant's forwarding address. If Tenant fails to return to Owner all keys and garage door openers within 24 hours of moving out, Tenant shall pay the costs of changing the locks and reprogramming the garage opener.
157. 158.
159. 160.
161. 162.

MN:RLA-4 (8/11)



204. Owner and Tenant further agree that neither they nor any person under their control will use the common area and curtilage of the Premises to manufacture, sell, give away, barter, deliver, exchange, distribute, purchase or possess a controlled substance in violation of any criminal provision of MN Statute Chapter 152. This covenant is not violated when a person other than the Owner or Tenant possesses or allows controlled substances in the Premises, common area or curtilage, unless the Owner or Tenant knew or had reason to know of that activity.
205. 206.
207. 208.
209. The following notice is required by MN Statute 504B.305:
210. A seizure under MN Statute 609.5317, Subd. 1, for which there is not a defense under MN Statute 609.5317, Subd. 3, constitutes unlawful detention by Tenant.
- 211.

MN:RLA-5 (8/11)

From: mollygrames1@gmail.com
To: Joelle.Olson
Subject: Re: Goodrich
Date: Friday, July 24, 2015 10:41:04 PM

Hey Joelle,

Good to hear from you! No worries about bothering me, I'm happy to help anytime. :)

Molly Grames occupied basement unit from July 1st, 2013 to April 29th, 2015

Kelsey Jamieson occupied basement unit July 1st, 2013 to April 30th, 2014.

Lacey Bourgois occupied basement until May 1st, 2014 to April 29th, 2015

Rent paid by each occupant: \$500

I'm afraid I don't have a copy of the lease from Jane anymore, but I hope this helps! Let me know if you need anything else.

Molly

Sent from my iPhone

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, *Certificate of Rent Paid*, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Renter's name and address of the unit rented Molly CERAMES 877 Goodrich Ave St. Paul, MN 55105		Owner's or managing agent's name and address (including zip code) KIM J LYNCH JR 6180 Upper Atton cone Woodbury MN 55105	
Property ID number or parcel number 022823310055	County RAMSEY	Number of units on this property 2	
Rented from 7-1-2013 (month) (day)	to 12-31-2013 (month) (day)	Total months rented 6	Number of adults living in unit (count married couple as 1) 2
			<input type="checkbox"/> Place an X in box if count includes married couple

Landlord's Signature

Place an X if: Nursing home Intermediate care facility Adult foster care Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter

1 Rent paid to you by this individual renter or married couple for 2013 1 3000.00
 If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.
 Place an X in this box if rent was for a mobile home lot.

2 The percentage for all renters is 17 percent (.17) 2 17 %

3 Multiply line 1 by line 2. **Renters:** Include this amount on line 9 of Form M1PR 3 510.00

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature 	Date 1-6-14	Business phone 651-387-9905
----------------------------------	----------------	--------------------------------

Important Information for Renters

Eligibility Requirements for Renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2013:

- You were a full-year or part-year resident of Minnesota; and
- You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and
- Your total household income is less than \$57,170. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, both incomes are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, *Property Tax Refund*, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.revenue.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3781 or 1-800-652-9094.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, Certificate of Rent Paid, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Form with fields for Renter's name and address, Owner's name and address, Property ID number, County, Number of units, Rented from/to dates, Total months rented, Number of adults living in unit, and a checkbox for married couple.

Place an X if: Nursing home, Intermediate care facility, Adult foster care, Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter

- 1 Rent paid to you by this individual renter or married couple for 2013: 3000.00
2 The percentage for all renters is 17 percent (.17): 17%
3 Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR: 510.00

Landlord's Signature

Signature line with fields for Owner's or agent's signature, Date (1-6-14), and Business phone (651-387-9905)

Important Information for Renters

Eligibility Requirements for Renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2013:

- You were a full-year or part-year resident of Minnesota; and
You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and
Your total household income is less than \$57,170.

If you meet the above eligibility requirements, complete Form M1PR, Property Tax Refund, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.revenue.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

From: mollygrames1@gmail.com
To: Joelle.Olson
Subject: Re: Goodrich
Date: Friday, July 24, 2015 10:41:04 PM

Hey Joelle,

Good to hear from you! No worries about bothering me, I'm happy to help anytime. :)

Molly Grames occupied basement unit from July 1st, 2013 to April 29th, 2015

Kelsey Jamieson occupied basement unit July 1st, 2013 to April 30th, 2014.

Lacey Bourgois occupied basement until May 1st, 2014 to April 29th, 2015

Rent paid by each occupant: \$500

I'm afraid I don't have a copy of the lease from jane anymore, but I hope this helps! Let me know if you need anything else.

Molly

Sent from my iPhone



To  Joelle Olson

Tue 7/28/2015 8:16 AM

Kelsey Jamieson <kjamieson110@gmail.com>

Re: 897 Goodrich

1. Kelsey Jamieson, Basement, July 1, 2013-April 30, 2014
2. Molly Grammes, entire duration
3. \$500? That included everything except for internet.

I can't find any copy of the lease. Molly may have that though!

Let me know if you have any other questions.

Kelsey

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, *Certificate of Rent Paid*, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Renter's name and address of the unit rented <u>Adam Cheiseth</u>		Owner's or managing agent's name and address (including zip code) <u>M+J Lynch Inc 6180 Upper Afton Cove Woodbury MN 55125</u>	
Property ID number or parcel number <u>022823310055</u>	County <u>Ramsey</u>	Number of units on this property <u>3</u>	
Rented from: <u>1 - 1</u> 2013 to: <u>5 - 18</u> 2013 (month) (day) (month) (day)	Total months rented <u>5.5</u>	Number of adults living in unit (count married couple as 1) <u>2</u>	<input type="checkbox"/> Place an X in box if count includes married couple

Place an X if: Nursing home Intermediate care facility Adult foster care Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter


1 Rent paid to you by this individual renter or married couple for 2013 **1** 3,696.50
 If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.
 Place an X in this box if rent was for a mobile home lot.

2 The percentage for all renters is **17 percent (.17)** **2** 17 %

3 Multiply line 1 by line 2. **Renters:** Include this amount on line 9 of Form M1PR **3** 628.40

Landlord's Signature

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature 	Date <u>1-6-14</u>	Business phone <u>651-387-9405</u>
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Important Information for Renters

Eligibility Requirements for Renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2013:

- You were a full-year or part-year resident of Minnesota; and
- You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and
- Your total household income is less than \$57,170. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, both incomes are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, *Property Tax Refund*, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.revenue.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3781 or 1-800-652-9094.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

2013

MINNESOTA · REVENUE

2011 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, **Certificate of Rent Paid**, no later than January 31, 2012. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Renter's name and address of the unit rented Meghan Fox Zachary Fox	Owner's or managing agent's name and address (including zip code) M+J Lunch Inc. 6180 Upper Attoncove Woodbury Mn 55105
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Property ID number or parcel number 02 28 23 31 0055	County RAMSEY	Number of units on this property
Rented from: 1 - 1 2011 to: 12 - 31 2011 (month) (day) (month) (day)	Total months rented 12	Number of adults living in unit (count married couple as 1) 2
		<input checked="" type="checkbox"/> Place an X in box if count includes married couple

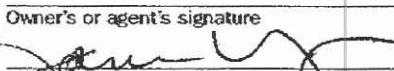
Place an X if: Nursing home Intermediate care facility Adult foster care Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter

1	Rent paid to you by this individual renter or married couple for 2011	1	1140.00
	<input type="checkbox"/> If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.		
	<input type="checkbox"/> Place an X in this box if rent was for a mobile home lot.		
2	The percentage for all renters is 17 percent (.17)	2	17%
3	Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR	3	1938.00

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature 	Date 1-21-12	Business phone 651 730 0482
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Landlord's Signature

Important Information for Renters

Eligibility Requirements for Renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2011:

- You were a full-year or part-year resident of Minnesota; and
- You cannot be claimed as a dependent on someone else's 2011 federal income tax return; and
- Your total household income is less than \$54,620. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, both incomes are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, **Property Tax Refund**, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.taxes.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3781 or 1-800-652-9094. TTY users, call Minnesota Relay at 711.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, Certificate of Rent Paid, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Renter's name and address of the unit rented ZACHARY + MEGHAN FOX 807 GOODRICH AVE ST. PAUL, MN 55105		Owner's or managing agent's name and address (including zip code) M J LYNCH INC. 16150 UPPER HATFIELD WOODBURY MN 55105	
Property ID number or parcel number 022823310055	County RAMSEY	Number of units on this property	
Rented from: 1-2013 to: 10-30-2013 (month) (day) (month) (day)	Total months rented 10	Number of adults living in unit (count married couple as 1)	<input type="checkbox"/> Place an X in box if count includes married couple

Landlord's Signature

Place an X if: Nursing home Intermediate care facility Adult foster care Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter

1 Rent paid to you by this individual renter or married couple for 2013 1 9500.00
 If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.
 Place an X in this box if rent was for a mobile home lot.

2 The percentage for all renters is 17 percent (.17) 2 17%

3 Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR 3 1615.00

Important Information for Renters

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature	Date	Business phone
	1-6-14	651-387-9905

Eligibility Requirements for Renters
 You may qualify for the property tax refund if all of the following conditions apply to you for 2013:

- You were a full-year or part-year resident of Minnesota; and
- You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and
- Your total household income is less than \$57,170. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, both incomes are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, Property Tax Refund, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.revenue.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3781 or 1-800-652-9094.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

From: [Joelle Olson](#)
To: [Joelle.Olson](#)
Subject: Fwd: 897 Goodrich Ave.
Date: Thursday, October 01, 2015 12:59:06 PM

Sent from my iPhone

Begin forwarded message:

From: Jane Lynch <janelynch@comcast.net>
Date: October 1, 2015 at 12:54:32 PM CDT
To: "joelle.c.h.olson@gmail.com" <joelle.c.h.olson@gmail.com>
Subject: Fwd: 897 Goodrich Ave.

Megan and Zacs notice of move out. After the moved out we decided to update that unit and sell the building in 2014.

From: "Meghan Guscetti" <mguscetti@yahoo.com>
To: "Jane Lynch" <janelynch@comcast.net>
Sent: Wednesday, September 25, 2013 11:06:41 AM
Subject: 897 Goodrich Ave.

Hey Jane,

Zac and I are in the process of buying my grandparent's house in West St. Paul. They have already moved out of their house and we are free to move in whenever we want. When would be the earliest we could move out of 897? I was hoping we could pay rent for half of October and be moved out by the second weekend, the 12-13th. If that doesn't work for you and we need to pay all of October, that is fine, just let me know.

Thanks a lot Jane! I am sad to be moving on from 897, it has been such a good house for me all of these years!!

Meghan

Jane Lynch
Re/Max Results
651-387-9405
JaneLynch@comcast.net

From: "Jane Lynch" <janelynch@comcast.net>
To: "Meghan Guscetti" <mguscetti@yahoo.com>
Sent: Wednesday, September 25, 2013 11:31:07 AM
Subject: Re: 897 Goodrich Ave.

Hi Meghan,

I am glad you are getting a house!!! That is great for you and your family. It is a 30 day notice so yes October's rent will need to be paid. I will need to rent the unit so please email me back that you are giving your 30 day notice. I most likely will begin showing the unit next week.

Thanks Meghan!
Jane

From: "Meghan Guscetti" <mguscetti@yahoo.com>
To: "Jane Lynch" <janelynch@comcast.net>
Sent: Wednesday, September 25, 2013 11:06:41 AM
Subject: 897 Goodrich Ave.

Hey Jane,

Zac and I are in the process of buying my grandparent's house in West St. Paul. They have already moved out of their house and we are free to move in whenever we want. When would be the earliest we could move out of 897? I was hoping we could pay rent for half of October and be moved out by the second weekend, the 12-13th. If that doesn't work for you and we need to pay all of October, that is fine, just let me know.

Thanks a lot Jane! I am sad to be moving on from 897, it has been such a good house for me all of these years!!

Meghan

Request for Verification of Rent

1513103857

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

Instructions: Lender – Complete items 1 through 8. Have applicant(s) complete item 9. Forward directly to landlord named in item 1.
Landlord – Please complete Parts II and III and return DIRECTLY to lender named in item 2.

Part I - Request

1. To (Name and address of landlord) Jane Lynch - <i>M&J LYNCH INC 6180 Upper Atton core Woodbury mn 5178</i> Phone 651-387-9405	2. From (Name and address of lender) Bridgette Olson First Option Mortgage, LLC 3600 Minnesota Dr., Ste. 50 Edina, MN 55435 Phone 952-278-9907 Fax 770-423-8201
--	--

I certify that this verification has been sent directly to the landlord/rental agent and has not passed through the hands of the applicant or any other interested party.

3. Signature of Lender -	4. Title Branch Coordinator	5. Date 10/14/2013	6. Lender's No. (Optional) 1513103857
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7. Information to be verified Property Address 897 Goodrich Saint Paul, MN 55105	Account in the name of Zachary Fox
---	---------------------------------------

To Landlord: I/We have applied for a mortgage loan and stated that I/we are renting property from you. You are authorized to verify this information and to supply the lender with the information requested below. Your response is solely a matter of courtesy for which no responsibility is attached.

8. Name and Address of Applicant(s) Zachary C Fox 897 Goodrich, Saint Paul, MN 55105	9. Signature of Applicant(s) X See attached borrower's authorization X
--	--

To Be Completed By Landlord

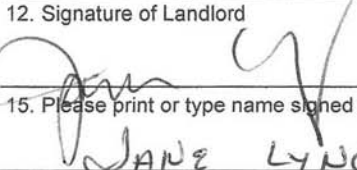
Part II - Verification of Rent

10. Tenant rented from 1-1-2008 to 10/14/2013 current Is account satisfactory? Yes No
 Amount of rent \$ 950.00
 Is rent in arrears? Yes No
 Amount \$ _____ Period _____
 No. of late payments past due 30 in the last 12 months 0

11. Additional information which may be of assistance in determination of credit worthiness.

Part III - Authorized Signature

Federal statutes provide severe penalties for any fraud, intentional misrepresentation, or criminal connivance or conspiracy purposed to influence the issuance of any guaranty or insurance by the VA Secretary, the U.S.D.A., FmHA/FHA Commissioner, or the HUD/CPD Assistant Secretary.

12. Signature of Landlord 	13. Title (Please print or type) owner	14. Date 10-14-13
15. Please print or type name signed in item 12. JANE LYNCH	16. Phone No.	

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, Certificate of Rent Paid, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Form fields for Renter's name and address, Owner's name and address, Property ID number, County, Number of units, Rented from, Total months, Number of adults, and a checkbox for married couple.

Place an X if: Nursing home, Intermediate care facility, Adult foster care, Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid)

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter

1 Rent paid to you by this individual renter or married couple for 2013 1 2375.00

Checkbox: If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.

Checkbox: Place an X in this box if rent was for a mobile home lot.

2 The percentage for all renters is 17 percent (.17) 2 17%

3 Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR 3 403.75

Landlord's Signature

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Signature line with fields for Owner's or agent's signature, Date (1-6-14), and Business phone (651-387-9905).

Eligibility Requirements for Renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2013:

- You were a full-year or part-year resident of Minnesota; and
• You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and
• Your total household income is less than \$57,170.

If you meet the above eligibility requirements, complete Form M1PR, Property Tax Refund, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.revenue.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

Important Information for Renters

2013 CRP, Certificate of Rent Paid

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income.

The landlord is required to give each renter a completed CRP, Certificate of Rent Paid, no later than January 31, 2014. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be Completed by Landlord

Form fields for Renter's name and address, Owner's name and address, Property ID number, County, Number of units, Rented from, Total months rented, Number of adults living in unit, and Place an X in box if count includes married couple.

Form fields for Place an X if (Nursing home, Intermediate care facility, Adult foster care, Assisted living), A. Amount paid for the renter by GAMC or medical assistance, B. Group Residential Housing (GRH) payments received by landlord, and Rent paid to you by this individual renter or married couple for 2013.

Landlord's Signature

Landlord's Signature, Date, and Business phone fields.

Important Information for Renters

Eligibility Requirements for Renters. You may qualify for the property tax refund if all of the following conditions apply to you for 2013: You were a full-year or part-year resident of Minnesota; and You cannot be claimed as a dependent on someone else's 2013 federal income tax return; and Your total household income is less than \$57,170.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

From: **Andrew Bettenhausen** <atbetten@gmail.com>
Date: Sun, Mar 6, 2016 at 12:28 PM
Subject: Occupant history of 897 Goodrich Avenue St Paul from a former tenant
To: joelle.c.h.olson@gmail.com

To whom it may concern,

Hello my name is Andrew Bettenhausen and I am a former tenant of 897 Goodrich. During my occupancy, which spanned from May 2011-June or July of 2012, I lived in the basement unit. When I moved away from St. Paul in 2012 I then sublet to Ryan Larson for the next few months. The other tenant that occupied the basement unit the entire time while Ryan and myself were there was Peter Carey-Linskey. As I cleaned out my files after I moved out of the unit, I cannot provide exact dates. Rest assured, though, the timeline I provided you should be very close to accurate. Hopefully this email cleared up any doubts regarding 897's basement tenant history during the 2011-2012 timeframe.

-Andrew Bettenhausen

Send



DECEMBER 21, 2012

SAINT PAUL PARKING PERMIT FOR

897 GOODRICH AVE
SAINT PAUL, MN 55125

AS OF OCTOBER 1, 2012

ANDREW BETTENHAUSEN NO LONGER LIVES AT 897 GOODRICH. ANDREW
HAS SUBLET TO RYAN LARSON.

RYAN LARSON IS NOW IN POSITION WITH PETER LINSKY ON THE LEASE
DATED 3/19/12.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CONTACT ME

JANE LYNCH
M&J LYNCH INC
651-387-9405
6180 UPPER AFTON COVE
WOODBURY MN 55125

Jane Lynch 12/27/12

Andrew Bettenhausen 12/27/12



*New lease
sublet
from
2011*

Basement

Purpose

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be completed by landlord

Renter's name and address of the unit rented Tammie Neuenfeldt 897 Goodrich Ave Saint Paul MN 55105	Owner's or managing agent's name and address (including zip code) M&J Lynch Inc 6180 Upper Afton Cove Woodbury, MN 55125
---	--

Property ID number or parcel number 022823310055	County Ramsey	Number of units on this property
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Rented from: 01 — 01 2010 (month) (day)	to: 7 — 30 2010 (month) (day)	Total months rented 7	Number of adults living in unit (count married couple as 1) 1	<input type="checkbox"/> Place an X in box if count includes married couple
--	----------------------------------	---------------------------------	---	---

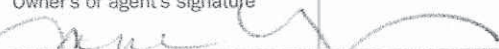
Place an X if: Nursing home Intermediate care facility Adult foster care Assisted living

A. Amount paid for the renter by GAMC or medical assistance (Medicaid) . . . _____

B. Group Residential Housing (GRH) payments received by landlord on behalf of this renter _____

1	Rent paid to you by this individual renter or married couple for 2010	1	<u>5600 . 00</u>
	<input type="checkbox"/> If a government housing agency paid you part of the rent for this unit, place an X in this box, but do not include the amounts paid by the government agency in line 1.		
	<input type="checkbox"/> Place an X in this box if rent was for a mobile home lot.		
2	The percentage for all renters is 19 percent (.19)	2	<u>19 %</u>
3	Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR	3	<u>1064 . 00</u>

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature 	Date 1/1/2011	Business phone 651-730-0482
---	-------------------------	---------------------------------------

Landlord's signature

Eligibility requirements for renters

You may qualify for the property tax refund if all of the following conditions apply to you for 2010:

- You were a full-year or part-year resident of Minnesota, and
- You cannot be claimed as a dependent on someone else's 2010 federal income tax return, and
- Your total household income is less than \$53,540. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, both incomes are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

If you meet the above eligibility requirements, complete Form M1PR, *Property Tax Refund*, to determine the amount of your refund. You must include this CRP when you file your return.

You can find Form M1PR and other tax-related information on our website at www.taxes.state.mn.us. Or, you can order forms by calling 651-296-4444 or 1-800-657-3676. If you still have questions, call the department at 651-296-3781 or 1-800-652-9094. TTY users, call Minnesota Relay at 711.

If you qualify, complete and file Form M1PR. You must include this CRP when you file your M1PR return. Make copies of your Form M1PR and this form and keep them with your records.

Important information for renters

Hello!



Inbox x



Joelle Olson <joelle.c.h.olson@gmail.com>
to tammy.mausolf, addis2244 ▾

Feb 28 (6 days ago) ☆

Hi Tammy-

We haven't met, but I received your email contact from Jane Lynch since taking ownership of my home at 897 Goodrich Avenue.

I am not sure if you manage this inbox anymore, but I hoping you might be able to take a few minutes and help me out. I am stitching together the history of the home and am wondering if you can help me confirm the dates and unit that you may have lived here. I have a partial history of past tenants from Jane, and am trying to fill in the gaps.

If you still monitor this account, I'd like to hear from you.

You can reach me at joelle.c.h.olson@gmail.com.

Thanks so much!



addis2244@aol.com
to me ▾

Feb 29 (5 days ago) ☆

Yes I did live there a few years back. I only was in residence a short time. I believe I moved in January 2010 and moved out end of July 2010. I lived in the basement apartment. If you have any other questions fell free to ask Tammie Neuenfeldt

Certificate of Rent Paid 2008

Purpose of CRP

Eligible renters (see eligibility requirements below) may receive a refund based on property taxes paid on their principal place of residence in Minnesota and their income. For purposes of the property tax refund, 19 percent of the rent paid during the year is considered the portion paid for property tax.

The landlord is required to give each renter a completed *Certificate of Rent Paid*, Form CRP no later than January 31, 2009. Renters will need this CRP to apply for a property tax refund.

You must file Form M1PR and include all CRPs to claim a refund.

Roommates: The landlord is required to give each unmarried renter living in a unit a separate CRP showing that each roommate paid an equal portion of the rent, regardless of the portion actually paid or whose names are on the lease.

To be completed by landlord

Renter's name and address of the unit rented <i>Laura Perkowski 897 Goodrich Ave St Paul, MN 55105</i>				Owner's or managing agent's name and address (including zip code) <i>M+J Lynch Inc 6180 Upper Afton Cove Woodbury MN 55105</i>			
Property ID number or parcel number <i>022823310055</i>				County <i>RAMSEY</i>		Number of units on this property	
Rented from: <i>1</i> month <i>25</i> day 2008		to: <i>12</i> month <i>31</i> day 2008		Number of adults living in unit (count married couple as 1): <i>2</i>			

Landlord's signature

A. If the rental unit is a nursing home or health care facility, enter the amount paid for the renter by GAMC or medical assistance (Medicaid)

B. If the landlord received Group Residential Housing (GRH) payments, enter the amount received from GRH on behalf of this renter

1	Rent paid to you by this individual renter or married couple for 2008	1	<i>4400.00</i>
2	The percentage for all renters is 19 percent (.19)	2	<i>19%</i>
3	Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR	3	<i>836.00</i>

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature <i>[Signature]</i>	Date <i>1-1-09</i>	Business phone <i>651-730-0482</i>
--	-----------------------	---------------------------------------

Important information for renters

Eligibility requirements for renters
You may qualify for the property tax refund if all of the following conditions apply to you for 2008:

- You were a full-year or part-year resident of Minnesota, and
- You cannot be claimed as a dependent on someone else's 2008 federal income tax return, and
- Your total household income is less than \$52,300. (Household income is your federal adjusted gross income plus most nontaxable income. If you are married and living together, the incomes of both spouses are included in household income. If you are single, use your income only; do not include the income of any other person living with you. Also, to arrive at your total household income, a subtraction is allowed if you have dependents or if you or your spouse are age 65 or older or disabled.)

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Get your refund faster! If you file Form M1PR electronically, you may be eligible to receive your refund as early as mid-July. For more information, see page 4 of the Form M1PR instruction booklet or go to www.taxes.state.mn.us.

2005 - Entire year

- u Aurie Malm - July-?
- m woman from William Mitchell
- L Chris + Nick Wagner 1/1/05 - 8/31/06

2006

- u Aurie - 1/1/06 - 12/31/06
- m Chris ~~AMMA~~ 1/1/06 - 12/31/06 - John Sonnek + Chris
- L ~~AMMA~~ Nick Chris moved up
they moved up

2007

- u Aurie Malm + Chris - Chris moved out John in
- m NIK WAGNER + John - 1/1 - 12/31
- L Laura + Meghan

2008

- u Aurie Malm
- m Nick + John Sonnek 1/1/08 - 8/31/08
- L Laura Perkovich + Meghan Bussetti - 9/1/08 12/31

2009

- u Aurie Malm | 5/1/09 - 5/15/09 - 12/31/10 - Adam + Maria
- m John Sonnek 10/09 - 11/30/09
- L Tammi - 12/30/09 - 7/30/10 out Laura + Meghan + Zack moved up 10/9
- L Meghan - 1/09 - 10/09 Meghan moved up w/ boyfriend Zack - molly out
- L Molly Grammes + Lacey Burgess

2010

U Adam + Maria

M 11/09 Meghan + Zack 11/09 - 10/31/13

L Tammi Neuenfeldt 11/10 - 7/30/10 - Donavin Taylor ^{9/11 - Derek}

2011

Dec 1, 2011 insp by City

U Adam + Maria

M Meghan Cusetti + Zak Fox

L 2 Guys Peter Lynsky + Andrew Bettenhausen

2012

U Adam + Maria

M Meghan Cusetti + Zack Fox

L Peter Lynsky + Andrew + ^{Ryan} ~~Robert~~ Larsen (moved in 3/29/12)
_{moved}

2013

U Richard Huhn 7/1/13 to present / Maria + Adam ^{May/09 - May/13}

M Meghan + Zack 11 - 10/31 - vacant remodel / Lacey Burgess 5/11 ^{moved in} _{Kelsey out}

L Peter + Ryan to - Molly Grammes / Kelsey Jamison _{11 - present}

2014

U Richard Huhn

M VAC - Selling

L Molly Grammes + Lacey Burgess

John E Sonnek

<https://homemetry.com/Saint+Paul+MN/GOODRICH+AVE/897>

🏠 > Saint Paul, MN > Goodrich Avenue > **897 Goodrich Avenue**

Address records

897 Goodrich Ave

Saint Paul, MN 55105

[View Neighbors](#)

Select #:

All



Multi-Family Home

5 bed, 3 baths, 4,404 sqft

WHO HAS LIVED HERE

Resident Name	Phone	Information
Lynch and Son Custom Tile 🏠	☎ (651) 228-1321	Industry: Tile/marble Contractor
Todd M Bakken	☎ (651) 312-1017	–
Kathleen M Falvey	–	–
Tim Finch	☎ (651) 774-6993	–
Josh Hoglund	☎ (651) 292-0140	–
Joshua Hoglund	–	Property: Rental Occupation: Sales Occupations Education: Associate degree Ethnic: Northern European Email: d...@worldnet.att.net
Kate Knickerbocker	☎ (651) 222-7682	–
Emily J Knobloch	☎ (651) 228-1706	–
Heidi R Kraemer	–	–
Martin J Lynch	☎ (651) 228-1321	Education: High school graduate Ethnic: Irish
Sharon L Lynch	☎ (651) 228-1321	–
Aurelie Malm	☎ (651) 228-1581	–
James J Malm	☎ (651) 228-1581	–
Marty J Malm	–	–
Michelle M Malm	–	–
Kati M Milberg	☎ (651) 291-8671	–
Gary D Neuenfeldt	☎ (651) 774-6993	–
Tammie A Neuenfeldt	☎ (651) 774-6993	–

Charles M Norgard	(651) 665-0982	-	
Tara C Norgard	(651) 665-0982	-	
Peter R Palmen	-	-	
Shannon L Palmen	-	-	
Dan Raleigh	(651) 292-0140	-	
Daniel Raleigh	(651) 338-6542	-	Property: Rental Occupation: Service Occupations Education: Bachelor's degree Ethnic: Caucasian Email: d...@gmail.com
Donald W Raleigh	-	-	
Tom S Savage	-	-	
Kevin D Skow	(651) 665-0982	-	
John E Sonnek	(651) 225-8617	-	
Erin M Sullivan	-	-	
Meghan Guscetti #1	-	-	
Christopher D Aune #201	(651) 224-4108	-	

John E Sonnek

<https://homemetry.com/Saint+Paul+MN/GOODRICH+AVE/897>

🏠 > Saint Paul, MN > Goodrich Avenue > **897 Goodrich Avenue**

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Marty J Malm	–	–
Michelle M Malm	–	–
Kati M Milberg	☎ (651) 291-8671	–
Gary D Neuenfeldt	☎ (651) 774-6993	–
Tammie A Neuenfeldt	☎ (651) 774-6993	–

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Erin M Sullivan	-	-	
Meghan Guscetti #1	-	-	
Christopher D Aune #201	(651) 224-4108	-	

Nick Wagner

Age: 35-39

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Phone number

[651-225-8617](tel:651-225-8617)

CenturyLink Landline

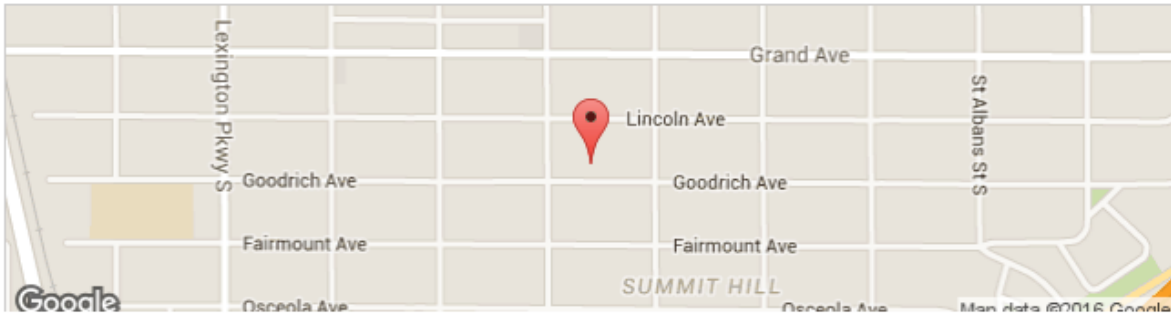
[View Nick's Background & Public Record Information](#)

Address

897 Goodrich Ave
Saint Paul, MN 55105-3125

Neighbors

Directions



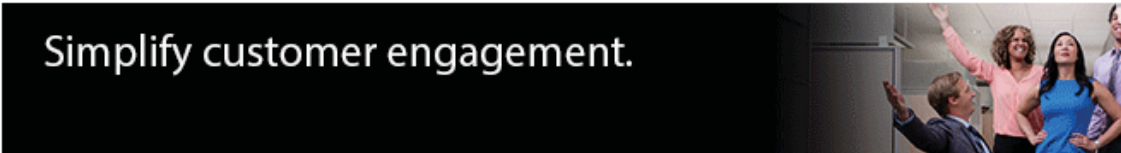
People Nick may know

- | | | | |
|------------------|---|-------------------|---|
| John E Sonnek | ▶ | Meghan K Guscetti | ▶ |
| Richard D Huhn | ▶ | Mary M Lynch Sr. | ▶ |
| Carolyn A Sonnek | ▶ | | |

411COM

People Phone Business A

Nick Wagner + Saint F



Nick Wagner

Age: 35-39

Print Download Text Me

Phone number

651-225-8617

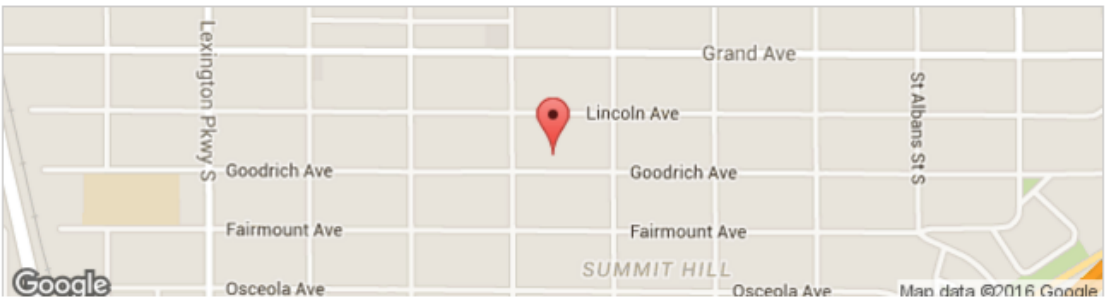
CenturyLink Landline

[View Nick's Social Profiles from InstantCheckmate.com](#)

Address

897 Goodrich Ave
Saint Paul, MN 55105-3125

Neighbors Directions



People Nick may know

Dr. Richard D Huhn ▶ Meghan K Guscetti ▶
Mary M Lynch Sr. ▶

<https://homemetry.com/Saint+Paul+MN/GOODRICH+AVE/8-9>

Proof of Name tied to Address via public record.

897 Goodrich Ave, Saint Paul, MN 55105

Multi-Family Home

5 bed, 3 baths, 4,404 sqft

Resident Name	Phone	Information
Aurelie Malm	(651) 228-1581	—

Aurelie Malm

<https://homemetry.com/Saint+Paul+MN/GOODRICH+AVE/8-9>



[View details »](#)

892 Goodrich Ave, Saint Paul, MN 55105

Multi-Family Home

5,163 sqft

Resident Name	Phone	Information
Carleen A Stone	(651) 222-1927	-

[View details »](#)

893 Goodrich Ave, Saint Paul, MN 55105

Resident Name	Phone	Information
Cynthia R Jones	-	-

[View details »](#)

897 Goodrich Ave, Saint Paul, MN 55105

Multi-Family Home

5 bed, 3 baths, 4,404 sqft

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Aurelie Malm	(651) 228-1581	-
Charles M Norgard	(651) 665-0982	-
Dan Raleigh	(651) 292-0140	-
Christopher D Aune	(651) 224-4108	-

[View details »](#)



[Home](#) > [Saint Paul, MN](#) > [Goodrich Avenue](#) > **800-899 Goodrich Avenue**

Christopher D Aune

[View details »](#)

892 Goodrich Ave, Saint Paul, MN 55105

Multi-Family Home

5,163 sqft

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[View details »](#)

893 Goodrich Ave, Saint Paul, MN 55105

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[View details »](#)



White Pages

Mike and Joelle Olson

<http://dexknows.whitepages.com/search/FindNearby?street=897+Goodrich+Ave+Apt+1&where=Saint+Paul+MN+55105-3125>

← → 🏠 dexknows.whitepages.com/search/FindNearby?street=897+Goodrich+Ave+Apt+1&where=Saint+Paul+MN+55105-3125

Find a Business Find People Reverse Phone Address Search

897 Goodrich Ave Apt 1 Saint Paul MN 55105 3125 Search

897 Goodrich Ave Apt 1
Saint Paul, MN 55105

Print

Associated with

Meghan K Guscelli 30-34 years old	Joelle C Olson
Michael J Olson 30-34 years old	

All units at this location

Map & Neighbors Directions

Map Satellite Full Map

Map data ©2016 Google Imagery ©2016 DigitalGlobe, U.S. Geological Survey | Terms of Use Report a map error




Philips Sonicare. America's #1 electric toothbrush* brand. *rechargeable.

SAVE UP TO \$50.00

PHILIPS sonicare

Nick Wagner

Age: 35-39

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Phone number

[651-225-8617](tel:651-225-8617)

CenturyLink Landline

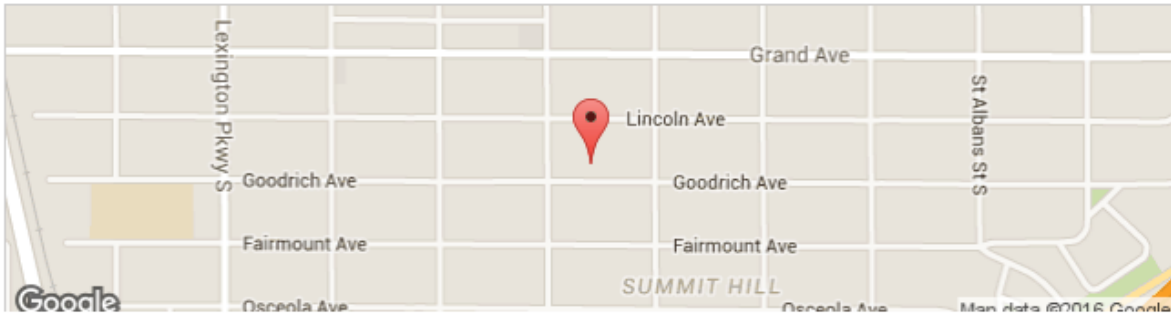
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Saint Paul, MN 55105-3125

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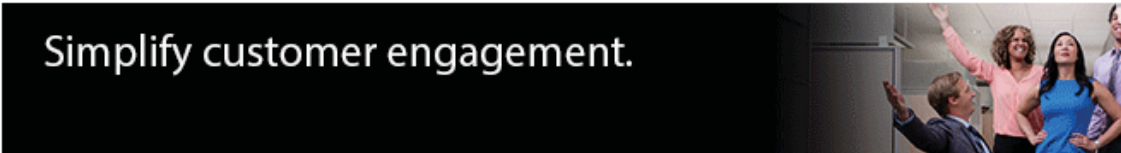
People Nick may know

- | | | | |
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| John E Sonnek | ▶ | Meghan K Guscetti | ▶ |
| Richard D Huhn | ▶ | Mary M Lynch Sr. | ▶ |
| Carolyn A Sonnek | ▶ | | |

411COM

People Phone Business A

Nick Wagner + Saint F



Nick Wagner

Age: 35-39

Print Download Text Me

Phone number

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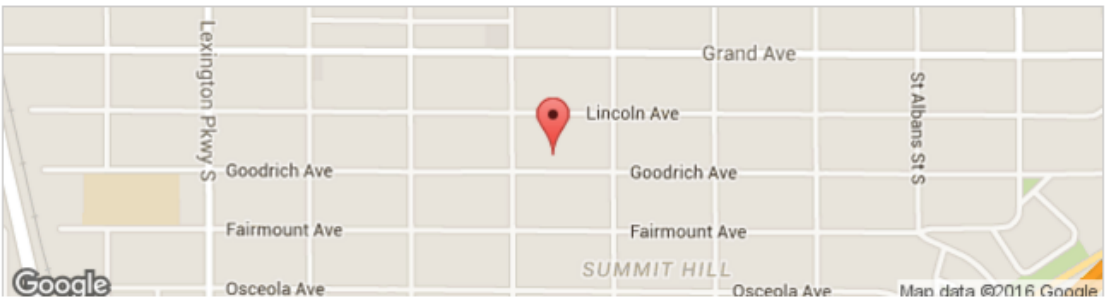
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Neighbors Directions



People Nick may know

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John E Sonnek

<https://homemetry.com/Saint+Paul+MN/GOODRICH+AVE/897>

🏠 > Saint Paul, MN > Goodrich Avenue > **897 Goodrich Avenue**

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[View Neighbors](#)

Select #:

All



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MINNESOTA REVENUE
Certificate of Rent Paid 2008

CRP

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Purpose of CRP

Renter's name and address of the unit rented AURELIE MAIM 897 Goodrich AVE St. Paul Mn 55105		Owner's or managing agent's name and address (including zip code) M+S Lynch Inc. 6180 Upper Atton Cove Woodbury Mn 55185	
Property ID number or parcel number 022823310055		County Ramsay	Number of units on this property 1
Rented from:	month: 1 day: 1	month: 12 day: 2008	Number of adults living in unit (count married couple as 1): 1

To be completed by landlord


A. If the rental unit is a nursing home or health care facility, enter the amount paid for the renter by GAMC or medical assistance (Medicaid) **—**

B. If the landlord received Group Residential Housing (GRH) payments, enter the amount received from GRH on behalf of this renter **—**

1	Rent paid to you by this individual renter or married couple for 2008	13,991.93
2	The percentage for all renters is 19 percent (.19)	19%
3	Multiply line 1 by line 2. Renters: Include this amount on line 9 of Form M1PR	2658.46

Landlord's signature

Landlord: I declare that this certificate is correct and complete to the best of my knowledge and belief.

Owner's or agent's signature:  Date: **1/14/09** Business phone: **651-730-0482**

Important information for renters

Eligibility requirements for renters
 You may qualify for the property tax refund if all of the following conditions apply to you for 2008:

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M1PR MINNESOTA REVENUE Property Tax Refund 2006

0621

Please print and leave unused boxes blank. DO NOT USE STAPLES on anything you submit.

AURELIE A

MALM

Mark an X if a foreign address:

897 GOODRICH AVE APT 2

SAINT PAUL MN 55106

03161967

Mark an X in the boxes that apply:

X

Renter

Homeowner

Nursing home or adult foster care resident

Mobile home owner

State Elections Campaign Fund if you did not designate on your 2006 Form M1, and you want \$5 to go to help candidates for state offices pay campaign expenses, you may each enter the code number for the party of your choice. This will not reduce your refund.

Political party and code number:

Independence 11 Green 14
Republican 12 General Campaign
Democratic Farmer-Labor 13 Fund 15

Your code: Spouse's code:

- 1 Federal adjusted gross income (from line 37 of federal Form 1040, line 21 of Form 1040A, or line 4 of Form 1040EZ) 1
2 Nontaxable Social Security and/or Railroad Retirement Board benefits received and not included in line 1 above (determine from instructions, page 8) 2
3 Deduction for payments made to an IRA, Keogh, Simplified Employee Pension (SEP) or SIMPLE plan (add lines 28 and 32 of federal Form 1040 or from line 17 of Form 1040A) 3
4 Total welfare received, including MFIP (Minnesota Family Investment Program), MSA (Minnesota Supplemental Aid), SSI (Supplemental Security Income), GA (General Assistance) and GRH (Group Residential Housing) 4
5 Additional nontaxable income - such as contributions to a 401(k) or deferred compensation plan - you must include (see instructions, page 8). Enter the type(s) of income below: 5
6 Add lines 1 through 5. If your income is less than the rent you paid, enclose an explanation. 6
7 Subtraction amount (determine from instructions, page 9):
From the worksheet in the instructions, enter
number of dependents from step D: 1
Mark an X if 65 or older:
you or your spouse are: disabled:
Enter the name and Social Security number of each dependent below:
ALEXANDER MALM [redacted] 7
8 Total household income. Subtract line 7 from line 6 (if result is zero or less, leave blank). See instructions, page 9, for income limits. 8
9 Renters: Line 3 of your 2006 Certificate(s) of Rent Paid (CRP).
Continue with line 10; this amount is not your refund (enclose your CRPs) 9
10 Renters: Using the amounts on line 8 and line 9, find the amount to enter here from the renters refund table on pages 12- 16 of the instructions 10

ALL HOMEOWNERS: County in which the property is located:

- 11 Property tax from line 1 of Statement of Property Taxes Payable in 2007 (enclose a copy) 11
Mobile home owners: See instructions, page 7 (if required, enclose a copy of the worksheet)
12 If claiming the special refund, enter amount from line 30, Schedule 1 (see inst., page 10) 12
13 Subtract line 12 from line 11 (if result is zero or less, leave blank) 13
14 Regular refund: Using the amounts on line 8 and line 13, find the amount to enter here from the homeowners refund table on pages 17-22 of the instructions 14
15 Add lines 10,12 and 14 15
16 Nongame Wildlife Fund contribution. Your refund will be reduced by this amount 16
17 YOUR PROPERTY TAX REFUND. Subtract line 16 from line 15 17

You must sign the second page. The direct deposit option is also on the second page.