

MEETING AGENDA
HOUSING & REDEVELOPMENT AUTHORITY
JUNE 18, 2019

Immediately following regular council meeting

North St. Paul City Hall – Training Room
2400 Margaret Street

I. CALL TO ORDER

II. ROLL CALL

Terry Furlong, Chair
Scott Thorsen, Commissioner
Candy Petersen, Commissioner
Jan Walczak, Commissioner
Tom Sonnek, Commissioner
Scott Duddeck, Acting Executive Director

III. HRA ACTION ITEMS & RECOMMENDATIONS

- A. Authorization of purchase agreement for 2046 1st Street
- B. Resolution approving the conveyance of real property located at 2046 1st Street and dispensing with statutory requirements for review by the Planning Commission.
- C. Project updates.

IV. ADJOURNMENT

Next Meeting: TBD as needed.

Agenda Information Memorandum
North St. Paul City Council
June 18, 2019

Subject: Sale of 2046 1st Street by the HRA.

To: Honorable Mayor and City Council.

Background/Facts:

- The new student built home at 2046 1st Street is under construction and nearing completion.
- The appraisal for the property has been valued at \$348,000.
- The City has received an offer from a prospective buyer at the full appraised value.
- A draft purchase agreement for 2046 1st Street has been prepared by the City Attorney.
- The North St. Paul City Council has adopted a resolution dispensing with statutory requirements for review by the Planning Commission.
- Staff recommends approval of the draft purchase agreement and seeks authorization to finalize negotiations and documents for the sale of the property.
- The City Attorney will review final documents prior to closing.

Recommendation:

To authorize staff to finalize negotiations and execute a purchase agreement and to adopt a resolution dispensing with statutory requirements for review by the Planning Commission for the sale of 2046 1st Street.

Respectfully submitted,

/s/ SD by mm

Scott Duddeck
City Manager

ATTACHMENTS

2046 1st Street Resolution dispensing with Planning Commission review
Appraisal of property at 2046 1st Street
Draft of purchase agreement for 2046 1st Street

MINNESOTA STANDARD RESIDENTIAL PURCHASE AGREEMENT

1. **PARTIES.** This Purchase Agreement is made on June 18, 2019, by and between Cesar Ricardo Reynoso and Dorian Abigail Reynoso, located at 10 Capitol Drive, Inver Grove Heights, MN 55076, (“Buyer”), and the **NORTH SAINT PAUL HOUSING AND REDEVELOPMENT AUTHORITY**, a political subdivision of the State of Minnesota, located at 2400 Margaret Street, North Saint Paul, Minnesota 55109 (“Seller”).
2. **OFFER/ACCEPTANCE.** Buyer offers to purchase and Seller agrees to sell real property (“Property”) located at 2046 1st Street North, North Saint Paul, MN 55109 legally described as:

The south 68.00 feet of Lot 3, Block K, NORTHWOOD HEIGHTS, together with that part of the vacated alley which accrues thereto.

3. **FIXTURES AND PERSONAL PROPERTY INCLUDED IN SALE.** For the purposes of this Purchase Agreement, “Fixtures” are items that are embedded in the land or attached to the building(s) and cannot be removed without damage to the Property. The method by which the fixture is “attached” could be screws, nails, adhesives, or any other mechanical connection which shows Seller’s intent to make the item a permanent part of the real estate. Examples of fixtures are doors and cabinets. “Personal property” includes items that are not attached to the building(s) or embedded in the land and that are removable without damage to the Property. Examples of personal property are free-standing (not “built in”) appliances and furniture. Buyer and Seller should consider carefully the fixtures and personal property to be included in the sale. For example, a mirror attached to a wall by screws or nails is a fixture, while a mirror hung from a nail or picture hanger is personal property.

- A. **PROPERTY INCLUDED IN THE SALE.** Title to fixtures passes to Buyer with the deed. All items of personal property and fixtures currently located on or attached to or embedded in the Property and not excluded under Paragraph 3B., below, are included in this sale such as: garden bulbs, plants, shrubs, trees, landscaping, storm windows and inserts, storm doors and inserts, screens, awnings, window shades, blinds, curtain-traverse-drapery rods, mirrors, door mirrors, cabinets, counter tops, doors, door hardware, mantels, woodwork, attached lighting fixtures with bulbs, electrical wiring, electric outlets, electric switches, electric outlet plates and switch plates, all plumbing and piping, plumbing fixtures, sump pumps, water heaters, heating systems, heating stoves, fireplace inserts, fireplace doors and screens, built-in humidifiers, built-in air conditioning units, built-in electronic air filters, automatic garage door openers with controls, television antennas, satellite dishes, water softeners, built-in dishwashers, garbage disposals, built-in trash compactors, built-in ovens and cooking stoves, hood-fans, intercoms, installed carpeting, built-in work benches, security systems, fences, retaining walls, kennels, gates, survey monuments, culverts, sheds, gazebos, trellises, underground irrigation systems, weathervanes, lightning rods, flagpoles, light poles and lights, outdoor statuary, pumps, mail boxes, mail box posts, and newspaper boxes.

- B. FIXTURES EXCLUDED FROM THE SALE.** The following fixtures, currently attached to the real property, are excluded from this sale and will be removed by Seller prior to Seller vacating the Property as required under the terms hereof: None.
- C. PERSONAL PROPERTY INCLUDED IN THE SALE.** Title to personal property passes to Buyer by a bill of sale. Any personal property to be included in the sale must be listed here. The following items of personal property owned by Seller and currently located on the real property are included in this sale: None.
- 4. PRICE AND TERMS.** The price for the real and personal property included in this sale is \$348,000.00 ("Purchase Price"), which Buyer shall pay as follows:
- A.** Earnest money of \$2,000.00 by check payable to Seller, to be deposited and held by Seller (and may be commingled with Seller's other funds), receipt of which is hereby acknowledged, to be applied to the Purchase Price at closing;
 - B.** The remainder of the Purchase Price in cash on the Closing Date as hereinafter defined.
- 5. DEED/MARKETABLE TITLE.** Upon performance by Buyer, Seller shall execute and deliver a General Warranty Deed conveying marketable title of record to the Property, subject to:
- A.** Building and zoning laws, ordinances, state and federal regulations;
 - B.** Reservation of any mineral rights by the State of Minnesota;
 - C.** Utility and drainage easements that have been disclosed, if any; and
 - D.** Exceptions to title which constitute encumbrances, restrictions or easements which have been disclosed to Buyer and accepted by Buyer in this Purchase Agreement.

Although Seller has disclosed these title issues and Buyer has indicated a general willingness to take the title subject to these title issues, these title issues are subject to the other provisions of the Purchase Agreement and to an examination of title based upon the Minnesota Title Standards and upon Minnesota law.

Buyer also reserves the right to evaluate the title issues in the light of Buyer's intended use and enjoyment of the Property. Buyer shall have until the end of the period for stating Title Objections under paragraph 14 of the Purchase Agreement to make the evaluation and determine if these title issues will affect Buyer's intended use and enjoyment of the Property. If Buyer, in Buyer's sole discretion, determines that these title issues will adversely affect Buyer's intended use and enjoyment of the Property, Buyer may declare this Purchase Agreement void by notice to Seller, neither party shall be liable for damages hereunder to the other, and earnest money shall be refunded to Buyer. If the period for stating Title Objections under paragraph 14, passes without Buyer's declaring that these title issues will adversely affect Buyer's intended use and enjoyment of the property, then, subject to Seller's

covenant to deliver a good and marketable title of record, Buyer shall take title subject to these title issues.

6. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS.

- A. Current Year Taxes.** Real estate taxes due and payable in and for the year of closing shall be prorated between Seller and Buyer on a calendar year basis to the actual date of closing, adjusted on the settlement statement at closing, and unless otherwise provided in this Purchase Agreement, shall be paid at closing.
- B. Homestead Classification.** Seller represents that, as of the date of this Agreement, the property tax classification is non-homestead. If the Property is non-homestead, Buyer may change the tax classification for taxes payable in the year following closing by taking possession of the Property as Buyer's homestead and filing a new homestead declaration within the time required by law.
- C. Deferred Real Estate Taxes.** Seller shall pay on Date of Closing or provide for payment of any deferred real estate taxes (including "Green Acres" taxes under MINN. STAT. §273.111) payment of which is required as a result of the closing of this sale and/or the recording/filing of the deed or contract-for-deed. (Seller's provision for payment shall be by payment into escrow of 1½ times the estimated payoff amount of the deferred taxes.)
- D. Valuation Exclusions from Assessed Value.** Seller warrants and represents that the property does not have an exclusion from estimated market value for certain home improvements pursuant to Minnesota Statutes section 273.11, Subd. 16. Such exclusion expires on the sale of the Property and will cause the assessed value of the Property to increase for property tax purposes. The increase in assessed value will cause the property taxes to increase and might make the property unaffordable for Buyer. If Seller represents that the property does not have an exclusion and an exclusion is discovered prior to closing, Buyer may, at Buyer's option:
- (1) Assume payment of the increased property taxes without adjustment to the purchase price of the real property;
 - (2) Require that the price of the property be reduced by the estimated increase in property taxes over the three calendar years following the year of closing (Such estimated increase shall be obtained from the county assessor or city assessor.); or
 - (3) Declare this Purchase Agreement void by notice to Seller, and the earnest money shall be refunded to Buyer.

If the exclusion is not discovered until after closing, Seller shall be liable to Buyer for five times the difference between the shall be real estate taxes due and payable in the year of closing and the estimated increase in real estate taxes based on the reassessed value provided that any notice of a claim of

breach of warranty must be in writing and must be given by Buyer to Seller within one year of the Date of Closing or be deemed waived.

- E. Certified Special Assessments.** All installments of special assessments certified for payment with the real estate taxes due and payable in the year of closing shall be prorated between Seller and Buyer on a calendar year basis to the actual date of closing, adjusted on the settlement statement at closing, and unless otherwise provided in this Purchase Agreement, shall be paid at closing.
- F. Pending Special Assessments.** Seller shall provide for payment of special assessments pending as of the date of this Purchase Agreement for improvements that have been ordered by the City Council or other governmental assessing authorities. (Seller's provision for payment shall be by payment into escrow of 1½ times the estimated amount of the assessments.) As of the date of this Purchase Agreement, Seller represents that Seller has not received a Notice of Hearing of a new public improvement project from any governmental assessing authority, the costs of which project may be assessed against the real property. If a special assessment becomes pending after the date of this Purchase Agreement and before the Date of Closing, Buyer may, at Buyer's option:
- (1) Assume payment of the pending special assessment without adjustment to the purchase price of the real property; or
 - (2) Require Seller to pay the pending special assessment (or escrow for payment of same as provided above) and Buyer shall pay a commensurate increase in the purchase price of the real property, which increase shall be the same as the estimated amount of the assessment; or
 - (3) Declare this Purchase Agreement void by notice to Seller, and the earnest money shall be refunded to Buyer.
- G. Deferred Special Assessments.** Seller shall pay on Date of Closing or provide for payment of special assessments payment of which is required as a result of the closing of this sale and/or the recording/filing of the deed or contract-for-deed. (Seller's provision for payment shall be by payment into escrow of 1½ times the estimated payoff amount of the deferred special assessments.)
- H. All Other Levied Special Assessments.** Seller shall pay on Date of Closing all other special assessments levied as of the date of this Purchase Agreement.
- I. Taxes and Special Assessments in the Year Following Closing.** Buyer shall pay real estate taxes due and payable in the year following closing and thereafter and any unpaid special assessments payable therewith and thereafter, the payment of which is not otherwise provided herein. Seller makes no representation concerning the amount of future real estate taxes or of future special assessments.

- 7. DAMAGES TO REAL PROPERTY.** Seller agrees to maintain the Property in the same condition that it is in upon the execution of this Agreement, reasonable wear and tear

accepted. Seller shall maintain "all risk" insurance on the Property insuring against fire, hail, wind, etc. in the same amount currently being carried by Seller. If the Property is damaged by fire or any other cause covered by said insurance, the Seller shall have the right to repair the Property or to keep the insurance proceeds. If Seller keeps the insurance proceeds, the amount paid by the insurance company to Seller shall be deducted from the Purchase Price payable by Seller at Closing. If the Property is damaged prior to closing, Seller shall notify Buyer of such damage, and Seller shall immediately file a claim with the insurance company.

- 8. SELLER'S BOUNDARY LINE, ACCESS, RESTRICTIONS AND LIEN WARRANTIES.** Seller warrants that buildings, if any, are entirely within the boundary lines of the real property. Seller warrants that there is a right of access to the real property from a public right of way. Seller warrants that there has been no labor or material furnished to the real property for which payment has not been made. Seller warrants that there are no present violations of any restrictions relating to the use or improvement of the real property. Seller warrants that the real property is not subject to a lien for Medical Assistance or other public assistance. These warranties shall survive the delivery of the Deed or Contract for Deed.

9. CONDITION OF THE REAL PROPERTY.

- A.** Seller warrants that all fixtures, heating and air conditioning equipment, fireplaces (including mechanisms, dampers, flues, and doors), wiring, and plumbing used and located on the Property will be in working order on the Date of Closing. For the purposes of this Purchase Agreement, "in working order" means that the item functions for the purpose that it is intended to perform, that it is not in violation of any public codes or regulations (although it may be nonconforming under current law), that it does not presently need repairs or service, that it is not missing any essential parts, and that its only imperfections are "cosmetic" or signs of "wear and tear" associated with a product of its age. Seller represents that the property has not had a wet basement or water in the basement. Seller discloses that the roof has not leaked. Seller warrants that the property is connected to city sewer and water. Seller shall remove all debris, trash, rubbish, garbage, rubble, and yard waste from the land before the possession date. Seller shall remove all trash, garbage, and miscellaneous discarded materials from the buildings, and shall leave the buildings in "broom clean" condition before the possession date. Seller shall remove all personal property not included in this sale from the real property before possession date. Seller has not received any notice from any governmental authority as to the existence of any Dutch elm disease, oak wilt, or other disease of any trees on the real property.
- B.** Seller knows of no hazardous substances or petroleum products having been placed, stored, or released from or on the real property by any person in violation of any law, nor of any underground storage tanks having been located on the real property at any time, except as follows: None.
- C.** Seller's warranties and representations contained in this paragraph 9 shall survive the delivery of the Deed. Any notice of a defect or claim of breach of warranty must be in writing and any such notice with respect to matters referred to in A., above must

be given by Buyer to Seller within one year of the Date of Closing or be deemed waived.

- D.** Buyer shall have the right to have inspections of the property conducted within 30 days of the date of this Agreement. Unless required by local ordinance or lending regulations, Seller does not plan to have the property inspected. Other than the warranties and representations made in this paragraph 9, the real property and fixtures included in the sale are being sold “**AS IS**” with no express or implied representations or warranties by Seller as to physical conditions, quality of construction, workmanship, or fitness for any particular purpose. (This paragraph is not intended to waive or limit any provisions of MINN. STAT., Chapter 327A.)
- 10. DISCLOSURE OF NOTICES.** Seller has not received any notice from any governmental authority as to violation of any law, ordinance or regulation affecting the real property. If the real property is subject to restrictive covenants, Seller has not received any notice from any person as to a breach of the covenants. Seller has not received any notice from any governmental authority concerning any eminent domain, condemnation, special taxing district, or rezoning proceedings.
- 11. TRUTH-IN-HOUSING.** Buyer acknowledges receipt of the Truth-in-Housing Disclosure Report or other inspection report if required by the municipality in which the real property is located.
- 12. POSSESSION.** Seller shall deliver possession of the Property not later than the Date of Closing. All interest, fuel oil, liquid petroleum gas, and all charges for city water, city sewer, electricity, and natural gas shall be prorated between the parties as of Date of Closing.
- 13. EXAMINATION OF TITLE.** To demonstrate that Seller’s title is good and marketable of record, within a reasonable time after acceptance of this Purchase Agreement, Seller shall furnish Buyer with Commitment for Title Insurance including proper searches covering bankruptcies and state and federal judgments, federal court judgment liens in favor of the U.S., liens, and levied and pending special assessments. Buyer shall have ten (10) business days after receipt of the Commitment for Title Insurance to provide Seller with a copy of the Commitment and written objections. Buyer shall be deemed to have waived any title objections not made within the ten (10) day period above. If Buyer obtains title insurance, Buyer is not waiving the right to obtain a good and marketable title of record from Seller.
- 14. TITLE CORRECTIONS AND REMEDIES.** Seller shall have 120 days from receipt of Buyer’s written title objections to make title marketable. Upon receipt of Buyer’s title objections, Seller shall, within ten (10) business days, notify Buyer of Seller’s intentions to make title marketable within the 120 day period. Liens or encumbrances for liquidated amounts which can be released by payment or escrow from proceeds of closing shall not delay the closing. Cure of the defects by Seller shall be reasonable, diligent, and prompt. Pending correction of title, all payments required herein and the closing shall be postponed.
- A.** If notice is given and Seller makes title marketable, then upon presentation to Buyer and proposed lender of documentation establishing that title has been made marketable, and if not objected to in the same time and manner as the original title

objections, the closing shall take place within ten (10) business days or on the scheduled closing date, whichever is later.

- B.** If notice is given and Seller proceeds in good faith to make title marketable but the 120 day period expires without title being made marketable, Buyer may declare this Purchase Agreement void by notice to Seller, neither party shall be liable for damages hereunder to the other, and earnest money shall be refunded to Buyer.
 - C.** If Seller does not give notice of intention to make title marketable, or if notice is given but the 120 day period expires without title being made marketable due to Seller's failure to proceed in good faith, Buyer may:

 - (1) Proceed to closing waiving objections to title; or
 - (2) Rescind this Purchase Agreement by notice as provided herein, in which case the Purchase Agreement shall be null and void and all earnest money paid shall be refunded to Buyer.
 - D.** If title is marketable, or is made marketable as provided herein, and Buyer defaults in any of the agreements herein, Seller may Cancel this contract as provided by statute and retain all payments made hereunder as liquidated damages. The parties acknowledge their intention that any note given pursuant to this contract is a down payment note, and may be presented for payment notwithstanding cancellation.
- 15. NOTICES.** All notices required herein shall be in writing and delivered personally or mailed to the address as shown at above and, if mailed, are effective as of the date of mailing.
 - 16. REAL ESTATE BROKER.** Each party represents and warrants to the other party that there is no broker involved in this transaction with whom the warranting party has negotiated or to whom the warranting party has agreed to pay a broker commission. Each party agrees to indemnify the other party for any and all claims for brokerage commissions or finder's fees in connection with negotiations for the purchase and sale of the Property arising out of any alleged agreement or commitment or negotiation by the indemnifying party.
 - 17. MINNESOTA LAW.** This contract shall be governed by the laws of the State of Minnesota.
 - 18. WELL DISCLOSURE.** Seller certifies that Seller does not know of any wells on the real property.
 - 19. SEWAGE TREATMENT SYSTEM DISCLOSURE.** Seller knows that there are no abandoned individual sewage treatment systems on the property. If Seller discloses the existence of an abandoned individual sewage treatment system on the property, then Minnesota law requires that the location of the system be disclosed to Buyer with a map.
 - 20. LEAD PAINT DISCLOSURE.** Seller represents that the dwelling was not constructed on the real property before 1978. (If such housing is located on the real property, attached and made a part of this Purchase Agreement is "LEAD PAINT ADDENDUM FOR HOUSING CONSTRUCTED BEFORE 1978".)

21. **METHAMPHETINE DISCLOSURE.** To the best of Seller's knowledge, methamphetamine production has not occurred on the Property.

22. **RADON DISCLOSURE**

A. Radon Warning Statement. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

B. Radon In Real Estate. By signing this Purchase Agreement Buyer hereby acknowledges receipt of the Minnesota Department of Health's publication entitled Radon in Real Estate Transactions, which is attached hereto and can be found at www.health.state.mn.us/communities/environment/air/docs/radon/realestatedis.pdf.

C. The following are representation made by Seller to the extent of Seller's actual knowledge:

- (1) Radon test have not occurred on the Property.
- (2) There are no known radon concentrations, mitigation, or remediation on the Property.
- (3) There is not a radon mitigation system currently installed on the Property.

23. **PROTECTED SITES.** Seller has no knowledge that the Property has any conditions that are protected by federal or state law (such as American Indian burial grounds, other human burial grounds, ceremonial earthworks, historical structures or materials, or archeological sites).

24. **NOTICE REGARDING PREDATORY OFFENDERS.** Information about the predatory offender registry and person registered with the registry may be obtained by contacting the local law enforcement agency or by contacting the Minnesota Department of Corrections at (651) 361-7200 or at <http://www.doc.state.mn.us>.

25. **SELLER'S AFFIDAVIT.** At closing, Seller shall supplement the warranties and representations in this Purchase Agreement by executing and delivering a Minnesota Uniform Conveyancing Blank [Form No. 116-M, 117-M, or 118-M] Affidavit of Seller.

26. **NEW HOME WARRANTY. MINNESOTA LAW REQUIRES THAT A SELLER OF NEW HOMES MUST PROVIDE CERTAIN WARRANTIES TO THE BUYER**

(COPY ATTACHED). SELLER WARRANTS TO THE BUYER AND SUBSEQUENT BUYERS THAT:

A. DURING THE ONE-YEAR PERIOD FROM AND AFTER THE WARRANTY DATE, THE DWELLING SHALL BE FREE FROM DEFECTS CAUSED BY FAULTY WORKMANSHIP AND DEFECTIVE MATERIALS DUE TO NONCOMPLIANCE WITH BUILDING STANDARDS;

B. DURING THE TWO-YEAR PERIOD FROM AND AFTER THE WARRANTY DATE, THE DWELLING SHALL BE FREE FROM DEFECTS CAUSED BY FAULTY INSTALLATION OF PLUMBING, ELECTRICAL, HEATING AND COLLING SYSTEMS; AND

C. DURING THE TEN-YEAR PERIOD FROM AND AFTER THE WARRANTY DATE, THE DWELLING SHALL BE FREE FROM MAJOR CONSTRUCTION DEFECTS.

TO DETERMINE THE EXACT COVERAGE UNDER THE WARRANTY AND THE EXCLUSION TO THE WARRANTY SEE MINN. STAT. SECTIONS 327A.01-327A.03. BUYERS MUST PURSUE CERTAIN STATUTORY PROCEDURES BEFORE THEY CAN PURSU LEGAL ACTION FOR WARRANTY CLAIMS. SEE MINN. STAT. SECTION 327A.02, SUBD. 4.

A BUYER HAS TWO YEARS FROM:

A. THE DISCOVERY OF A BREACH OF THE STATUTORY WARRANTIES SUMMARIZED ABOVE; OR

B. FROM THE DISCOVERY OF A BREACH OF AN EXPRESSED WRITTEN WARRANTY TO BRING AN ACTION BASED ON THE BREACH.

IN THE CASE OF AN ACTION UNDER MINN. STATUTE SECTION 327A.05 WHICH ACCRUES DURING THE NINTH OR TENTH YEAR AFTER THE WARRANTY DATE, AN ACTION MAY BE BROUGHT WITHIN TWO YEARS OF THE DISCOVERY OF THE BREACH, BUT IN NO EVENT MAY AN ACTION UNDER MINN. STATUTE SECTION 327A.05 BE BROUGHT MORE THAN 12 YEARS AFTER THE EFFECTIVE WARRANTY DATE.

BUYER ACKNOWLEDGES THAT BUYER HAS RECEIVED WRITTEN INFORMATION REGARDING THE HOME WARRANTY DISPUTE RESOLUTION PROCESS PURSUAN TO MINN. STAT. 327A.051

27. IMPORTANT HEALTH NOTICE:

"IMPORTANT HEALTH NOTICE.

SOME OF THE BUILDING MATERIALS USED IN THIS HOME (OR THESE BUILDING MATERIALS) EMIT FORMALDEHYDE. EYE, NOSE, AND THROAT IRRITATION, HEADACHE, NAUSEA AND A VARIETY OF ASTHMA-LIKE

SYMPTOMS, INCLUDING SHORTNESS OF BREATH, HAVE BEEN REPORTED AS A RESULT OF FORMALDEHYDE EXPOSURE. ELDERLY PERSONS AND YOUNG CHILDREN, AS WELL AS ANYONE WITH A HISTORY OF ASTHMA, ALLERGIES, OR LUNG PROBLEMS, MAY BE AT GREATER RISK. RESEARCH IS CONTINUING ON THE POSSIBLE LONG-TERM EFFECTS OF EXPOSURE TO FORMALDEHYDE.

REDUCED VENTILATION MAY ALLOW FORMALDEHYDE AND OTHER CONTAMINANTS TO ACCUMULATE IN THE INDOOR AIR. HIGH INDOOR TEMPERATURES AND HUMIDITY RAISE FORMALDEHYDE LEVELS. WHEN A HOME IS TO BE LOCATED IN AREAS SUBJECT TO EXTREME SUMMER TEMPERATURES, AN AIR-CONDITIONING SYSTEM CAN BE USED TO CONTROL INDOOR TEMPERATURE LEVELS. OTHER MEANS OF CONTROLLED MECHANICAL VENTILATION CAN BE USED TO REDUCE LEVELS OF FORMALDEHYDE AND OTHER INDOOR AIR CONTAMINANTS.

IF YOU HAVE ANY QUESTIONS REGARDING THE HEALTH EFFECTS OF FORMALDEHYDE, CONSULT YOUR DOCTOR OR LOCAL HEALTH DEPARTMENT."

28. **CLOSING.** Closing shall be held on or before _____, 2019, at North St. Paul City Hall, or at some other mutually agreeable location. At closing, Seller and Buyer shall disclose their Social Security Numbers or Federal Tax Identification Numbers for the purposes of completing state and federal tax forms.
29. **CLOSING COSTS.** The costs of closing, if not determined by other provisions of this Agreement, shall be paid by the Buyers.

A. SELLER'S COSTS. Seller shall pay the following at closing:

- (1) Document preparation costs, recording fees for documents necessary to establish good and marketable title in Seller's name.
- (2) Document preparation costs for Seller's deed, Certificate of Real Estate Value, Seller's affidavit, Well Disclosure Certificate (if required), and any ancillary documents necessary to transfer good and marketable title by Seller's deed.
- (3) Deed tax on Seller's deed and, in the metropolitan area, the Agricultural Preservation deed tax charged under MINN. STAT. §40A.152.
- (4) One-half of the title closer's fee.

B. BUYER'S COSTS. Buyer shall pay the following at closing:

- (1) Document filing fee for a Well Disclosure Certificate, if applicable.

- (2) Cost to record the General Warranty Deed.
- (3) One-half of the title closer's fee.
- (4) Title insurance policy premium, if any.

30. DEFAULT. If Buyer defaults, Seller may terminate this Purchase agreement, and any payments made here, including earnest money, shall be retained by the Seller as liquidated damages and Buyer and Seller shall affirm the same by a written cancellation agreement.

If Buyer defaults, Seller may terminate this Purchase Agreement, under the provisions of either Minn. Stat. 559.21 or Minn. Stat. 559.217, whichever is applicable. If either the Buyer or Seller defaults under this Purchase Agreement or there exists an unfulfilled condition after the date specified for fulfillment, either party may cancel this Purchase Agreement under Minn. Stat. 559.217, subd. 3. Whenever it is provided here that this Purchase Agreement is cancelled, said language shall be deemed a provision authorizing a Declaratory Cancellation under Minn. Stat. 559.217, subd. 4.

If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific performance, such action must be commenced within six (6) months after such right arises.

31. TIME IS OF THE ESSENCE. Time is of the essence for all provisions of this Agreement.

[remainder of page intentionally left blank]
[signature pages to follow]

I agree to sell the property for the price, terms and conditions set forth above.

SELLER:
**CITY OF NORTH ST. PAUL HOUSING AND
REDEVELOPMENT AUTHORITY**

By: _____

_____, Chair

AND: _____
Scott Duddeck, Executive Director

Buyer agrees to purchase the property for the price and terms and conditions set forth above.

BUYER:

**CITY OF NORTH ST. PAUL
HOUSING AND REDEVELOPMENT AUTHORITY
RAMSEY COUNTY, MINNESOTA**

RESOLUTION NO. 2019-xxx

**RESOLUTION APPROVING THE CONVEYANCE OF REAL PROPERTY
AND DISPENSING WITH STATUTORY REQUIREMENTS FOR
REVIEW BY PLANNING COMMISSION**

WHEREAS, the City of North St. Paul Housing and Redevelopment Authority (“HRA”) is proposing to sell certain property located at 2046 1st Avenue, North St. Paul, Minnesota, as legally described as:

The south 68.00 feet of Lot 3, Block K, NORTHWOOD HEIGHTS, together with that part of the vacated alley which accrues thereto.

(“HRA Property”); and

WHEREAS, Minn. Stat. § 462.356, subd. 2 requires that the Planning Commission review the disposal of any publicly owned interest in real property within the City; and

WHEREAS, Minn. Stat. § 462.356, subd. 2 provides for an exception from the Planning Commission review requirement upon 2/3 vote of the governing body dispensing with the requirement and finding that the conveyance of the property has no relationship to the comprehensive municipal plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North St. Paul that:

1. The conveyance of the HRA Property has no relationship to the comprehensive municipal plan.

2. Review by the Planning Commission of the acquisition of the HRA Property is hereby dispensed with, the conveyance of the HRA Property is hereby approved, and staff are authorized and directed to execute all documents, and take all appropriate measures to convey the HRA Property.

ADOPTED this 18th day of June 2019, by a 2/3 vote of the City of North St. Paul.

Motion by Commissioner xxx

Second by Commissioner xxx

Voting: Aye: Commissioner Thorsen
 Commissioner Petersen
 Commissioner Walczak
 Commissioner Sonnek
 Chair Furlong

 Nay: None

 Abstain: None

 Absent: None

Terrence J. Furlong, Chair

Attest: _____
 Scott A. Duddeck, Executive Director



SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

2046 1st St N
North Saint Paul, MN 55109-4081

for

City of North Saint Paul HRA
2400 Margaret Street
North Saint Paul, MN
55109

as of

04/26/2019

by

Kit B. Svec
6507 Orchard Ridge Trail
Woodbury, MN 55129

Spectrum Appraisal Service

Spectrum Appraisal Service
6507 Orchard Ridge Trail
Woodbury, MN 55129
651-769-0890

May 1, 2019

City of North Saint Paul HRA
2400 Margaret Street
North Saint Paul, MN
55109

Property -	2046 1st St N
	North Saint Paul, MN 55109-4081
Client -	Same
File No. -	19042121
Case No. -	2046 1st St N

Dear Client:

In accordance with your request, I have prepared an appraisal of the real property located at 2046 1st St N, North Saint Paul, MN.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 04/26/2019 is :

\$348,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Spectrum Appraisal Service



Kit B. Svec
MN Certification #20066025

Uniform Residential Appraisal Report

North Saint Paul HRA
File # 19042121

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **2046 1st St N** City **North Saint Paul** State **MN** Zip Code **55109-4081**
 Owner **City of North Saint Paul HRA** Intended User **Same** County **Ramsey**
 Legal Description **W1/2 Vac Alley Adj AND S 68 ft of Lot 3, Block K**
 Assessor's Parcel # **13.29.22.21.0180** Tax Year **2019** R. E. Taxes **\$906**
 Neighborhood Name **North Saint Paul** Map Reference **109-B1 Kings** Census Tract **427**
 Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$0 ☐ PUD HOA \$ ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Intended Use: **New Construction Valuation for Sale**
 Client **City of North Saint Paul HRA** Address **2400 Margaret Street, North Saint Paul, MN 55109**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). **NorthstarMLS/Tax Records**

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid: _____

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☒ Increasing	☐ Stable	☐ Declining	PRICE	AGE	One-Unit	80.0 %	
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit	6.0 %	
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	206	Low	0	Multi-Family	4.0 %
Neighborhood Boundaries North,South,East,West *** See Additional Comments ***								685	High	37	Commercial	10.0 %
								314	Pred.	30	Other	0.0 %
Neighborhood Description North Saint Paul *** See Additional Comments ***												
Market Conditions (including support for the above conclusions) *** See Additional Comments ***												

Dimensions **68Fx120LSx68Rx120RS** Area **8160 sf** Shape **Rectangular** View **N;Res;Park**
 Specific Zoning Classification **R-1** Zoning Description **Single Family Residential District**
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe _____

Utilities Public Other (describe) **Public Other (describe)** **Off-site Improvements--Type Public Private**
 Electricity ☒ ☐ Water ☒ ☐ Street **Asphalt** ☒ ☐
 Gas ☒ ☐ Sanitary Sewer ☒ ☐ Alley **None** ☐ ☐
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map No. **27123C0065G** FEMA Map Date **06/04/2010**
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☐ No If Yes, describe _____

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition		
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	Foundation Walls PourConc/Gd	Floors VinLam/Cpt/Gd	# of Stories 1	☒ Full Basement ☐ Partial Basement	Exterior Walls Vinyl Lap/Gd	Walls DW/Pnt/Gd	Type ☒ Det. ☐ Att. ☐ S-Det/End Unit	Basement Area 1,840 sq. ft.	Roof Surface Asphalt Shingle/Gd	Trim/Finish Wd/Enam/Gd	
☐ Existing ☐ Proposed ☒ Under Const.	Basement Finish 83 %	Gutters & Downspouts None	Bath Floor VinLam/Gd	Design (Style) Ranch	☐ Outside Entry/Exit ☒ Sump Pump	Window Type DH/Vinyl/Gd	Bath Wainscot Fiberglass/Gd	Year Built 2019	Evidence of ☐ Infestation	Storm Sash/Insulated Yes/Gd	Car Storage ☐ None	
Effective Age (Yrs) 0	☐ Dampness ☐ Settlement	Screens Yes/Gd	☒ Driveway # of Cars 2	Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☐ WoodStove(s) # 0	Driveway Surface Asphalt/Gd	☐ Drop Stair ☐ Stairs	☐ Other ☐ Fuel Natl Gas	☒ Fireplace(s) # 1	☒ Fence None	☒ Garage # of Cars 2
☐ Floor ☒ Scuttle	Cooling ☒ Central Air Conditioning	☐ Patio/Deck None	☒ Porch Covrd	☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool None	☐ Other None	☒ Att. ☐ Det. ☐ Built-in				
Appliances P Refrigerator P Range/Oven X Dishwasher X Disposal X Microwave X Washer/Dryer X Other (describe) _____												
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,840 Square Feet of Gross Living Area Above Grade												
Additional features (special energy efficient items, etc.) *** See Additional Comments ***												
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is new construction. Carpet and vinyl laminate flooring, enameled trim, enameled mission style cabinets, hard surface counters, panel doors, walk-in closets in bedrooms, owners 3/4 bath, fireplace in great room, covered front porch, 83% finished basement with family room, 2 bedrooms, bath, 3 egress windows, 2 car attached garage.												
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe _____												
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe _____												

Uniform Residential Appraisal Report

North Saint Paul HRA

File # 19042121

There are <u>2</u> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <u>250,000.00</u> to \$ <u>335,000.00</u>				
There are <u>12</u> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <u>206,000.00</u> to \$ <u>685,000.00</u>				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
2046 1st St N Address North Saint Paul, MN 55109-4081		2050 1st St N Address North Saint Paul, MN 55109		2484 Navajo Rd Address North Saint Paul, MN 55109
Proximity to Subject		0.01 miles W		1.52 miles N
Sale Price		\$ 322,000		\$ 320,000
Sale Price/Gross Liv. Area		\$ 178.69 sq. ft.		\$ 257.44 sq. ft.
Data Source(s)		Appraiser File/County Records		NorthstarMLS#5198973; DOM 7
Verification Source(s)		Tax Record		Tax Record
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION
Sale or Financing		ArmLth		ArmLth
Concessions		Conv:0		Conv:9600
Date of Sale/Time		s08/18c07/18		s04/19c04/19
Location	N;Res;	N;Res;		N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple
Site	8160 sf	7200 sf		11352 sf
View	N;Res;Park	N;Res;Park		N;Res;
Design (Style)	Ranch	Ranch		Split Level
Quality of Construction	Q3	Q3		Q2
Actual Age	0	1		36
Condition	C1	C1		C2
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths
Room Count	6 3 2	6 3 2		5 2 1
Gross Living Area	1,840 sq. ft.	1,802 sq. ft.	+1,500	1,243 sq. ft.
Basement & Finished	1840sf1525sfin	1646sf0sfin	+22,900	1243sf759sfo
Rooms Below Grade	1rr2br1.0ba0o		+4,000	1rr2br1.0ba0o
Functional Utility	Good	Good		Good
Heating/Cooling	FWA/CAC	FWA/CAC		BB/CAC
Energy Efficient Items	Good	Good		Good
Garage/Carport	2ga2dw	2ga2dw		3ga3dw
Porch/Patio/Deck	CovPorch	CPrch/Patio	-500	Patio
Fireplace/Extras	1FP	2FP	-3,000	1FP/Fnc/Pool
Net Adjustment (Total)		X + - \$ 24,900		X + - \$ 25,800
Adjusted Sale Price		Net Adj. 7.73 %		Net Adj. 8.06 %
of Comparables		Gross Adj. 9.91 % \$ 346,900		Gross Adj. 19.69 % \$ 345,800
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data Source(s) NorthstarMLS/County Records				
My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.				
Data Source(s) NorthstarMLS/County Records				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NorthstarMLS/Tax Records	NorthstarMLS/Tax Records	NorthstarMLS/Tax Records	NorthstarMLS/Tax Records
Effective Date of Data Source(s)	04/26/2019	04/26/2019	04/26/2019	04/26/2019
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is new construction, has not been listed or sold in the 36 months prior to this analysis, is NOT subject to a pending agreement. The comparables have not sold in the 12 months prior to the indicated closed date.				
Summary of Sales Comparison Approach *** See Additional Comments ***				
Indicated Value by Sales Comparison Approach \$348,000				
Indicated Value by: Sales Comparison Approach \$348,000 Cost Approach (if developed) \$358,000 Income Approach (if developed) \$				
*** See Additional Comments ***				
This appraisal is made ☐ "as is," ☒ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: *** See				
Additional Comments ***				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 348,000 , as of 04/26/2019 , which is the effective date of this appraisal.				

ADDITIONAL COMPARABLES																					
Intended User		Same																			
Property Address		2046 1st St N																			
City		North Saint Paul				County				Ramsey				State		MN		Zip Code		55109-4081	
Client		City of North Saint Paul HRA																			
FEATURE		SUBJECT				COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6							
2046 1st St N						2169 14th Ave E				2525 Spirit Hills Ln				2354 South Ave							
Address		North Saint Paul, MN 55109-4081				North Saint Paul, MN 55109				North Saint Paul, MN 55109				North Saint Paul, MN 55109							
Proximity to Subject						1.21 miles NW				1.15 miles NW				0.29 miles NW							
Sale Price		\$				\$ 330,000				\$ 335,000				\$ 314,900							
Sale Price/Gross Liv. Area		\$ sq. ft.				\$ 217.11 sq. ft.				\$ 206.66 sq. ft.				\$ 193.67 sq. ft.							
Data Source(s)						NorthstarMLS#4985970; DOM 69				NorthstarMLS#5201560; DOM 5				NorthstarMLS#5212521; DOM 6							
Verification Source(s)						Tax Record				Tax Record				Tax Record							
VALUE ADJUSTMENTS		DESCRIPTION				+(-)\$ Adjustment				DESCRIPTION				+(-)\$ Adjustment							
Sale or Financing Concessions						ArmLth Conv;0				Listing				Listing							
Date of Sale/Time						s10/18c10/18				Active				Active							
Location		N:Res;				N:Res;				N:Res;				N:Res;							
Leasehold/Fee Simple		Fee Simple				Fee Simple				Fee Simple				Fee Simple							
Site		8160 sf				17598 sf -9,400				10106 sf				6652 sf							
View		N:Res;Park				N:Res;;				N:Res;Park				A:Res;CitySt +3,200							
Design (Style)		Ranch				Split Level				Ranch				Ranch							
Quality of Construction		Q3				Q3				Q3				Q3							
Actual Age		0				28 +7,000				24 +6,000				3							
Condition		C1				C2				C2				C2							
Above Grade Room Count		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths							
		6 3 2				6 3 2				6 3 2				4 2 2							
Gross Living Area		1,840 sq. ft.				1,520 sq. ft. +12,800				1,621 sq. ft. +8,800				1,626 sq. ft. +8,600							
Basement & Finished Rooms Below Grade		1840sf1525sfin1rr2br1.0ba0o				1520sf620sfwo1rr1br1.0ba0o +9,600				1601sf1349sfin1rr0br1.0ba0o +2,600				1626sf280sfin0rr1br0.0ba0o +18,700 +4,000							
Functional Utility		Good				Good				Good				Good							
Heating/Cooling		FWA/CAC				FWA/CAC				FWA/CAC				FWA/CAC							
Energy Efficient Items		Good				Good				Good				Good							
Garage/Carport		2ga2dw				3ga3dw -3,000				3ga3dw -3,000				2ga2dw							
Porch/Patio/Deck		CovPorch				Patio				Deck/Porch -2,000				Deck							
Fireplace/Extras		1FP				1FP				1FP				0FP +3,000							
Net Adjustment (Total)						X + - \$ 17,000				X + - \$ 12,400				X + - \$ 37,500							
Adjusted Sale Price of Comparables						Net Adj. 5.15 % Gross Adj. 12.67 % \$ 347,000				Net Adj. 3.70 % Gross Adj. 6.69 % \$ 347,400				Net Adj. 11.91 % Gross Adj. 11.91 % \$ 352,400							
ITEM		SUBJECT				COMPARABLE SALE #4				COMPARABLE SALE #5				COMPARABLE SALE #6							
Date of Prior Sale/Transfer																					
Price of Prior Sale/Transfer																					
Data Source(s)		NorthstarMLS/Tax Records				NorthstarMLS/Tax Records				NorthstarMLS/Tax Records				NorthstarMLS/Tax Records							
Effective Date of Data Source(s)		04/26/2019				04/26/2019				04/26/2019				04/26/2019							
Comment on Sales Comparison																					

Uniform Residential Appraisal Report

North Saint Paul HRA
File # 19042121

ADDITIONAL
COMMENTS

COST
APPROACH

INCOME

PUD
INFORMATION

COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The sales comparison approach is relied upon as recent sales are a fair representation of the current value in this market.

ESTIMATED	☐ REPRODUCTION OR	☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE.....		=\$ 42,000		
Source of cost data	Marshall & Swift Residential Cost Handbook		Dwelling	1,840 Sq. Ft. @ \$ 124	=\$ 228,160		
Quality rating from cost service	Gd	Effective date of cost data 12/18	BSMT	1,840 Sq. Ft. @ \$ 20	=\$ 36,800		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			FinBsmt/Extras		31,000		
Physical depreciation is based on the Age/Life Method. 0 years effective age/100 years economic life = 0% physical depreciation. Remaining economic life = 100 years. The subject roof has a remaining economic life of a minimum of 2 years.			Garage/Carport	648 Sq. Ft. @ \$ 31	=\$ 20,088		
			Total Estimate of Cost-New				=\$ 316,048
			Less	Physical	Functional	External	
			Depreciation				=\$ ()
			Depreciated Cost of Improvements.....				=\$ 316,048
			'As-is' Value of Site Improvements.....		=\$		
Estimated Remaining Economic Life (HUD and VA only) 100 Years			Indicated Value By Cost Approach.....		=\$ 358,048		

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data Source(s)
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Uniform Residential Appraisal Report

North Saint Paul HRA
File # 19042121

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Kit B. Svee
Company Name Spectrum Appraisal Service
Company Address 6507 Orchard Ridge Trail
Woodbury, MN 55129
Telephone Number 651-769-0890
Email Address ksvee@spectrumappraisal.com
Date of Signature and Report May 1, 2019
Effective Date of Appraisal 04/26/2019
State Certification # 20066025
or State License # _____
or Other _____
State MN
Expiration Date of Certification or License 08/31/2020

ADDRESS OF PROPERTY APPRAISED

2046 1st St N
North Saint Paul, MN 55109-4081
APPRAISED VALUE OF SUBJECT PROPERTY \$ 348,000

CLIENT

Name Client
Company Name City of North Saint Paul HRA
Company Address 2400 Margaret Street
North Saint Paul, MN 55109
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

ADDITIONAL COMMENTS

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		

SCOPE OF APPRAISAL

At the request of the client, I personally conducted an on-site appraisal of the subject property and a personal exterior inspection of all comparables used in this report. The purpose of this appraisal is to estimate the market value of the subject property as of the date of inspection. The scope of work includes, but is not necessarily limited to, the identification of the property to be appraised, the physical inspection of the property to be appraised, the type and extent of the data researched and the type and extent of analysis applied to derive the final estimate of value. This appraisal is intended to comply with Uniform Standards of Professional Appraisal Practice (USPAP) Standard I. The report itself is intended to meet the requirements of an APPRAISAL REPORT as outlined in Standards 2-2a of USPAP. This report is for the intended use by the specified client in the determination of a mortgage loan and may not be transferred or used by any other party without the written consent of the preparer.

The subject property is located 9 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and comparable rental.

The appraiser has NOT previously performed a service, either as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 36 months immediately preceding acceptance of this assignment.

NEIGHBORHOOD BOUNDARIES

The Subject is bounded on the North by Hwy 36, on the East by Hwy 120, on the South by Holloway Ave, and on the West by McKnight Rd N.

NEIGHBORHOOD DESCRIPTION

The subject is located in the City of North Saint Paul, MN which has a current population of 12,300 residents. North St. Paul is an older established community located approximately 7 miles NE of the downtown St. Paul CBD and bordered to the east by the City of Oakdale, and west and south by the City of Maplewood. New construction occurs as lots become available. This city is convenient to all amenities and employment, Maplewood Regional Mall is two miles to the NW. Freeways and local highways are convenient to all Twin Cities Metro area.

MARKET CONDITIONS

I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. Supply and demand are in balance in this residential neighborhood with approximately 3 months of product available in this declining sales market, marketing times stable, averaging 26 days for all sales in the previous 12 months. Listing Price vs. Sales Price ratio is stable, averaging 100+% for this neighborhood in the previous 12 months. Prices appear to be increasing by 8.2% when using the price per square foot method of calculation based on MLS data sources. Based on MLS data sources, the subject defined neighborhood does not currently have an inordinate number of distressed listings that would be considered to have a direct influence on the marketability or pricing of the subject or other properties in this neighborhood as of the date of this analysis. No similar distressed offerings were noted at the time of inspection.

ADDITIONAL FEATURES

ADDITIONAL COMMENTS
Page 2

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
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Client	City of North Saint Paul HRA		

The improvements appear to conform to other dwellings in the neighborhood which are similar in age and amenities. No functional deficiencies were observed that would affect the marketing/pricing of this property. The appraiser has considered all indicated features as to their market influence in this analysis. No additional features were noted that would affect the value of this property. Free standing appliances indicated as "personal" are NOT included in the final estimate of value. New construction in 2019.

SALES COMPARISON APPROACH

The subject is new construction, yet to be completed. This report is performed subject to completion. Few truly similar new construction comparables were noted at the time of inspection. Comparable #1, located next door and sold 8 months prior to the date of inspection, is most similar. Comparable #6 is a newer construction listing under contract subject to inspection. Save for comparable #2 considered superior in quality of construction for its interior refinements and ornamentation all comparables similar in quality of construction and very well maintained. C1 condition ratings reflect "new" construction status, however, C2 reflects no deferred maintenance and significant recent cosmetic updating. Any depreciation is reflected in the age adjustment if required.

4 sale comparables and 2 listing comparables are offered, generally similar to the subject in style/curb appeal and over all amenities, bracket the subject in gross living area ranging from -32.5 to +8.7%. All comparables are non-distressed and located in the North Saint Paul market within .01 to 1.52 miles of the subject. The sale comparables closed within the previous 0-8 months with comparables 1 & 3 exceeding the normally acceptable 6 month time frame for lack of truly similar comparables closed more recently. Seller concessions are common to this market to 3%. An adjustment is made to the sale comparables if applicable for any excess concession determined where not otherwise necessary to the consummation of the transaction. Site size adjustments are made at \$1.00 per sf reflecting the contributory value of the surplus land to the transaction. Age adjustments are made at \$500 per effective year reflecting the older construction age of the comparable. Adjustments to gross living area are made at \$40 per sf, basement finish at \$15 per sf net of any walkout feature at \$4000, \$3000 per garage stall, \$3000 fireplace, \$6000 pool. Comparable #6 is situated on a main city street and is adjusted for the adverse ingress/egress condition at 1% of the value of the transaction.

This appraiser has researched closed sales over the last 12 months in order to select similar comparables from the standpoint of location, style, age and functional utility. Comparables selected are considered the most meaningful available at the time of this inspection. After gathering this information the analysis was completed and the opinion of value determined. Adjustments made on the market data grid are based on information reported, estimated adjustments based on contributory value, not necessarily cost value. The subject property is compatible with similar properties in the neighborhood. Comparables selected bracket the subject in terms of adjusted price and the sale price of these comparables support the final opinion of value herein determined. The comparables have closed within the last 12 months.

RECONCILIATION

The Market Data Approach is given the most weight, as it best indicates the actions of willing buyers and sellers in the marketplace. The Cost Approach strongly supports this value. The Income Approach lacks rationale since the typical buyer is the owner occupant. For lack of sufficient truly similar new construction comparables all sale comparables are given equal weight in this analysis in the determination of the final opinion of value. The adjusted sale price of these comparables range from \$346,900 to \$348,600 with an unadjusted sale price range of \$320,000 to \$375,000. The final opinion of value is a blending of the adjusted sale prices.

The final opinion of value exceeds the predominant value of all sales in the previous 12 months by 10.8%, but is not considered over improved for the neighborhood and is well supported by the comparables used.

ADDITIONAL COMMENTS

Page 3

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The subject exposure time is estimated at less than 90 days.

CONDITIONS OF APPRAISAL

This appraisal is completed with the property herein described SUBJECT TO COMPLETION per plans and specifications supplied by owner. All mechanical equipment considered to be in working order and subject to final inspection.

Minnesota Statute 299F.50 requires every single family dwelling and multifamily dwelling to have an approved and operational carbon monoxide alarm installed within ten feet of each room lawfully used for sleeping purposes effective August 1, 2008. No requirement is made in the statute for local building inspection departments to enforce this condition.

North Saint Paul 3 Year "Average Price per Square Foot" Trend

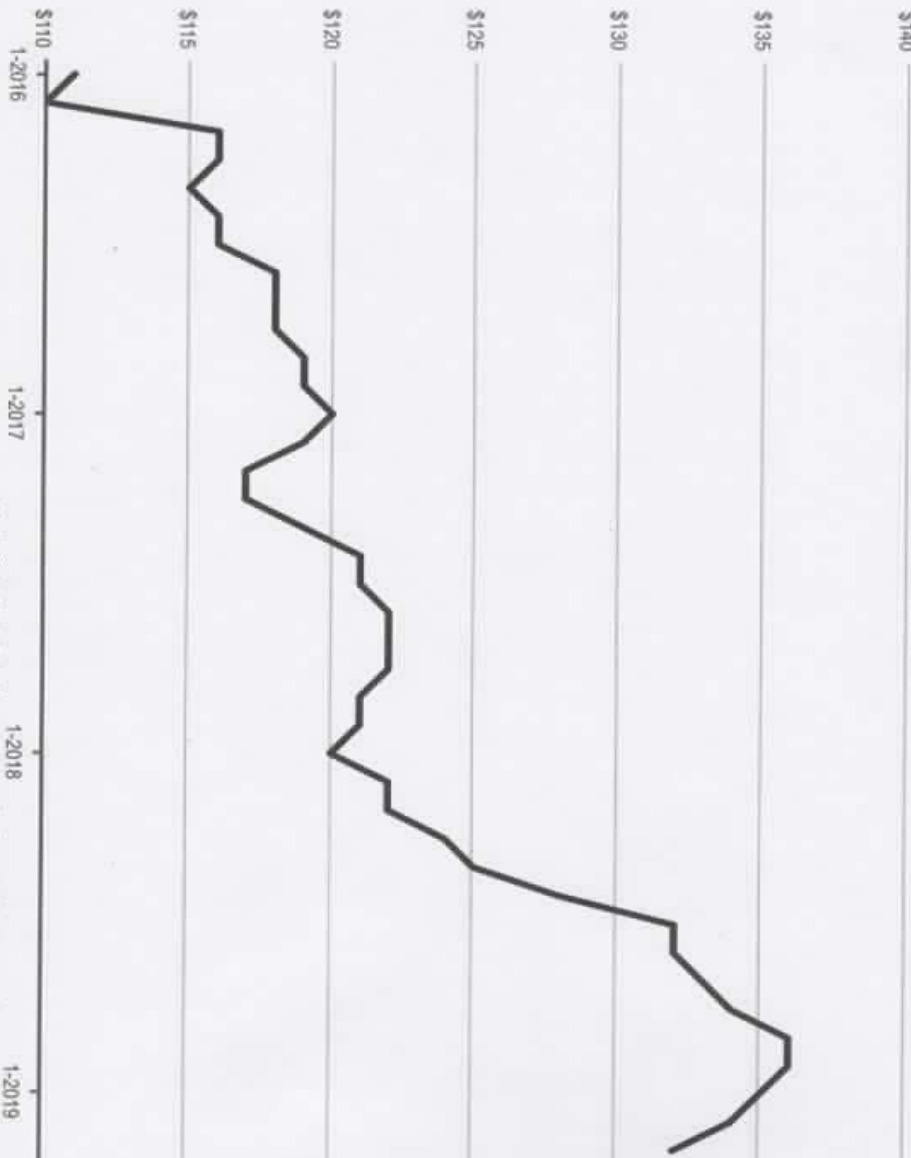
Kit Sveye
Spectrum Appraisal Services

Office: 651-769-0890
Cell: 651-283-8532
Fax: 651-769-0891
ksveye@spectrumappraisal.com



Average Price Per Square Foot

— North Saint Paul



North Saint Paul: Traditional, Previously Owned, \$250,000 to \$399,999, Single-Family
Each data point is 12 months of activity. Data is from April 26, 2019.
All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

North Saint Paul 3 Year "Average Months Supply of Homes for Sale" Trend

Kit Svey
Spectrum Appraisal Services

Office: 651-769-0890
Cell: 651-283-8532
Fax: 651-769-0891
ksvey@spectrumappraisal.com



Months Supply of Homes for Sale

— North Saint Paul



North Saint Paul: Traditional, Previously Owned, \$250,000 to \$399,999, Single-Family
Each data point is 12 months of activity. Data is from April 28, 2019.
All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

North Saint Paul 3 Year "Average Days on Market" Trend

Kit Svee
Spectrum Appraisal Services

Office: 651-769-0890
Cell: 651-283-8532
Fax: 651-769-0891
ksvee@spectrumappraisal.com



Average Days on Market

70 —
60 —
50 —
40 —
30 —
20 —
1-2016 1-2017 1-2018 1-2019

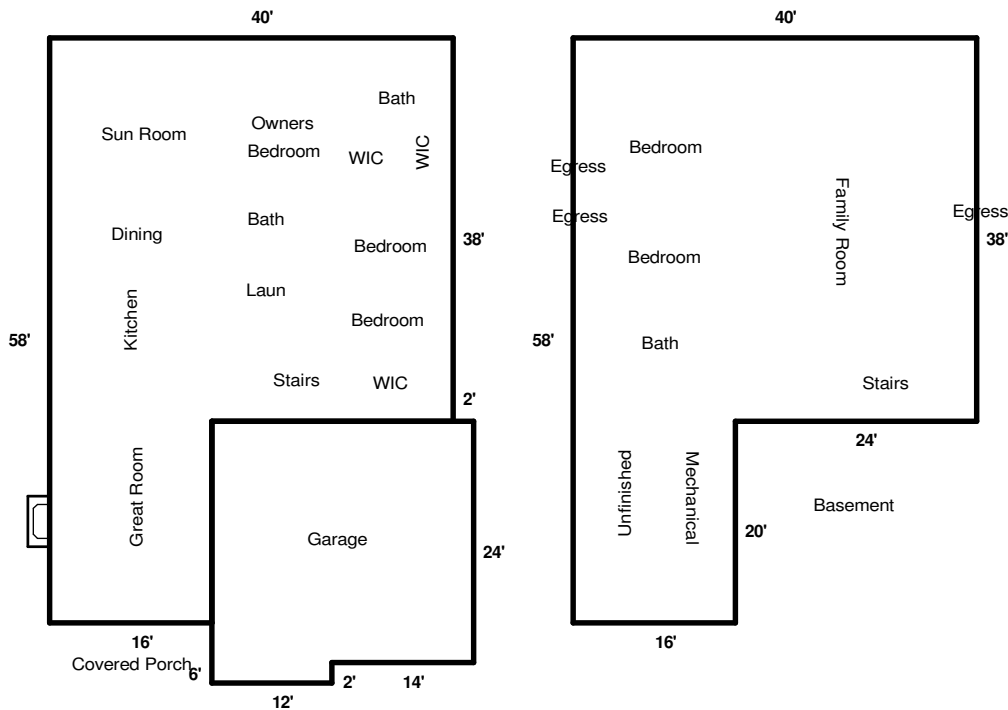
— North Saint Paul



North Saint Paul: Traditional, Previously Owned, \$250,000 to \$399,999, Single-Family
Each data point is 12 months of activity. Data is from April 26, 2019.
All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

SKETCH ADDENDUM

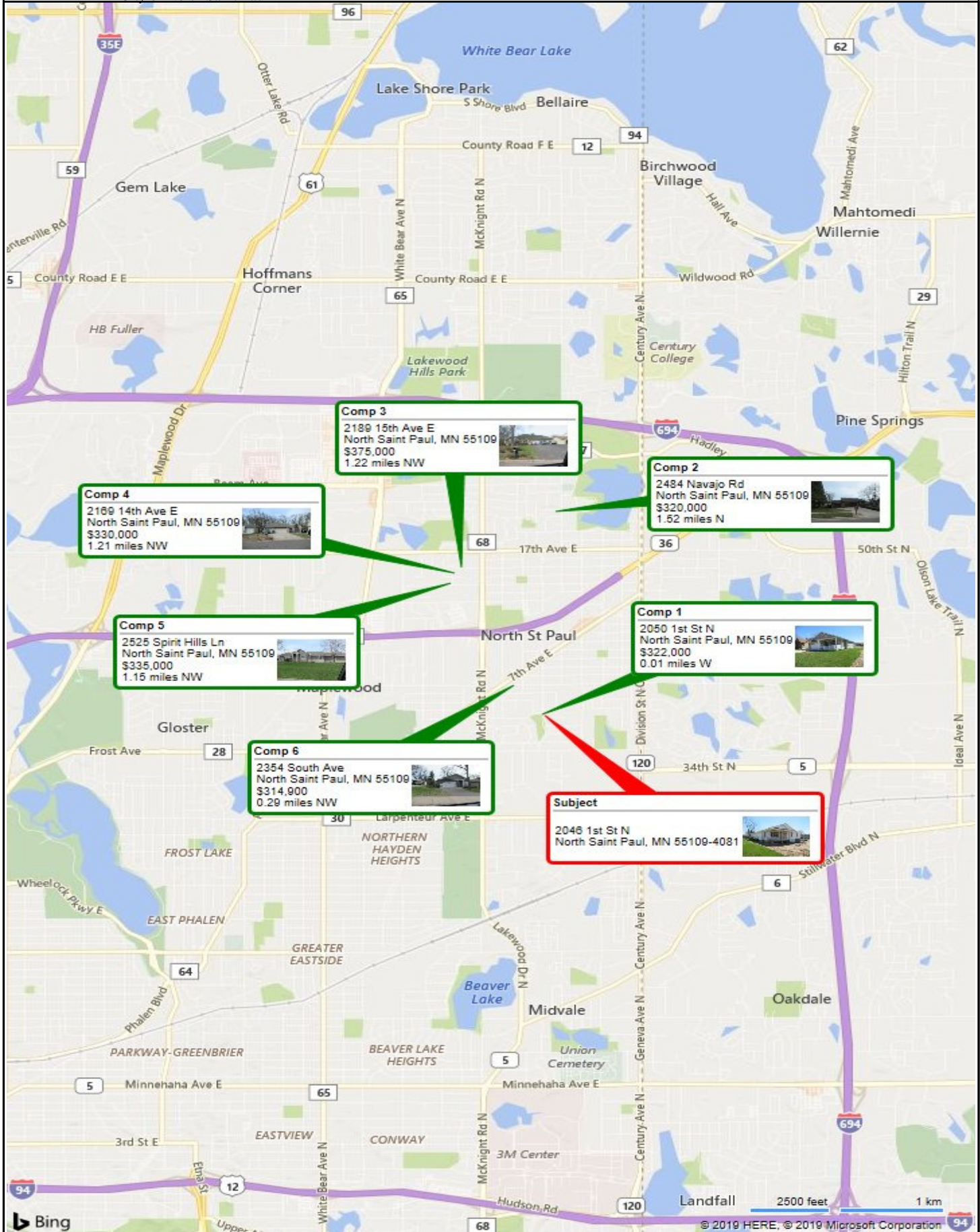
Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	1840	196	40.0 X 38.0 =	1520.0
			16.0 X 20.0 =	320.0
			Total	1840.0
Basement				
Basement	1840	196		
Garage/Carport				
Attached Garage	648	104		

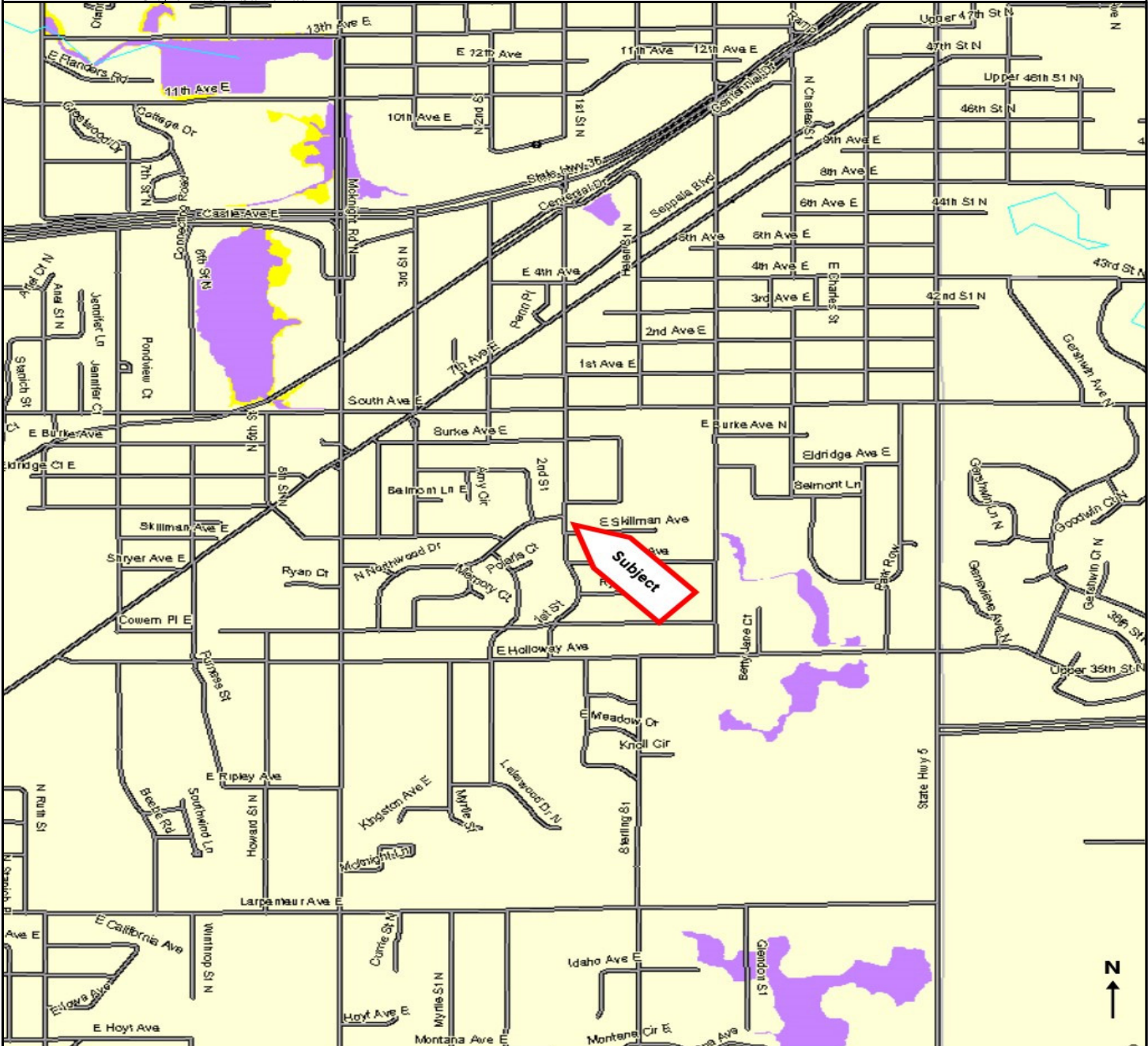
Location Map

Intended User Same
Property Address 2046 1st St N
City North Saint Paul County Ramsey State MN Zip Code 55109-4081
Client City of North Saint Paul HRA



FLOOD MAP

Intended User Same
Property Address 2046 1st St N
City North Saint Paul County Ramsey State MN Zip Code 55109-4081
Client City of North Saint Paul HRA



Flood Zones

- | | |
|---|--|
| Areas inundated by 500-year flooding | Floodway areas |
| Areas outside of the 100- and 500-year flood plains | Floodway areas with velocity hazard |
| Areas inundated by 100-year flooding | Areas of undetermined but possible flood hazards |
| Areas inundated by 100-year flooding with velocity hazard | Areas not mapped on any published FIRM |

Flood Zone Determination

Latitude: 45.003170

Longitude: -92.997040

Community Name:

NORTH ST. PAUL, CITY OF

Community: 270382

SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: No

Zone: X

Map #: 27123C0065G

Panel: 0065G

Panel Date: 06/04/2010

FIPS Code: 27123

Census Tract: 427

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

PHOTOGRAPH ADDENDUM

Intended User Same

Property Address 2046 1st St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-4081

Client City of North Saint Paul HRA

**FRONT VIEW OF
SUBJECT PROPERTY****REAR VIEW OF
SUBJECT PROPERTY****STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		



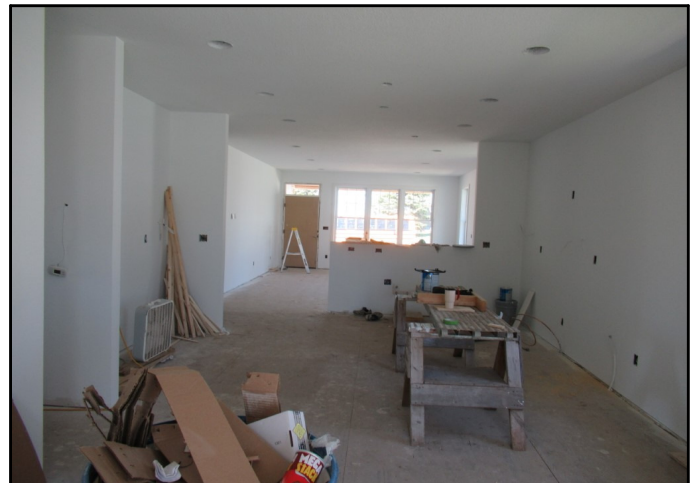
Great Room



Kitchen



Sun Room



Kitchen/Great Room from Dining Area



Main Bath



Owners Bath

PHOTOGRAPH ADDENDUM

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		



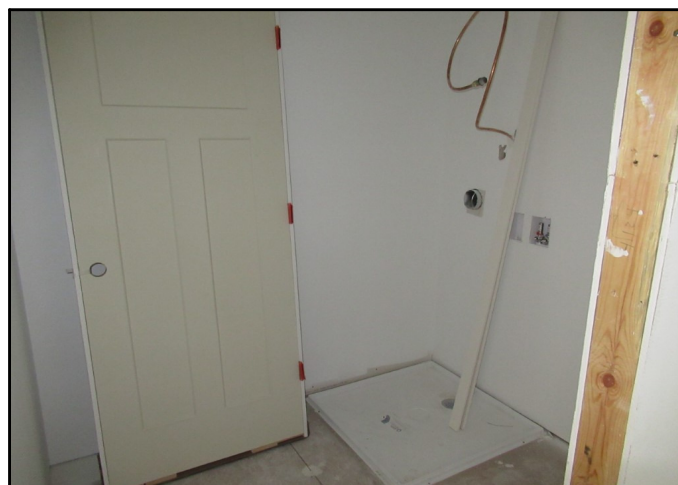
Owners Bedroom



Bedroom 2



Bedroom 3



Main Floor Laundry



Basement Family Room



Basement Bath

PHOTOGRAPH ADDENDUM

Intended User	Same		
Property Address	2046 1st St N		
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		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		



Basement Bedroom 1



Basement Bedroom 2



Mechanicals



Garage Interior



Additional Front View



Additional Rear View

PHOTOGRAPH ADDENDUM

Intended User Same

Property Address 2046 1st St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-4081

Client City of North Saint Paul HRA

**COMPARABLE #1**2050 1st St N
North Saint Paul, MN 55109

Price	\$322,000
Price/SF	178.69
Date	s08/18c07/18
Age	1
Room Count	6-3-2
Living Area	1,802

Value Indication \$346,900

**COMPARABLE #2**2484 Navajo Rd
North Saint Paul, MN 55109

Price	\$320,000
Price/SF	257.44
Date	s04/19c04/19
Age	36
Room Count	5-2-1
Living Area	1,243

Value Indication \$345,800

**COMPARABLE #3**2189 15th Ave E
North Saint Paul, MN 55109

Price	\$375,000
Price/SF	187.50
Date	s08/18c07/18
Age	31
Room Count	6-3-2.1
Living Area	2,000

Value Indication \$348,600

PHOTOGRAPH ADDENDUM

Intended User Same

Property Address 2046 1st St N

City North Saint Paul County Ramsey

State MN

Zip Code 55109-4081

Client City of North Saint Paul HRA



COMPARABLE #4

2169 14th Ave E
North Saint Paul, MN 55109

Price	\$330,000
Price/SF	217.11
Date	s10/18c10/18
Age	28
Room Count	6-3-2
Living Area	1,520

Value Indication \$347,000



COMPARABLE #5

2525 Spirit Hills Ln
North Saint Paul, MN 55109

Price	\$335,000
Price/SF	206.66
Date	Active
Age	24
Room Count	6-3-2
Living Area	1,621

Value Indication \$347,400



COMPARABLE #6

2354 South Ave
North Saint Paul, MN 55109

Price	\$314,900
Price/SF	193.67
Date	Active
Age	3
Room Count	4-2-2
Living Area	1,626

Value Indication \$352,400

DISCLOSURE ADDENDUM

Intended User	Same		
Property Address	2046 1st St N		
City	North Saint Paul	County	Ramsey
		State	MN
		Zip Code	55109-4081
Client	City of North Saint Paul HRA		

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

APPRAISER:

Signature: 
Name: Kit B. Svec
Date Signed: May 1, 2019
State Certification #: 20066025
or State License #: _____
State: MN
Expiration Date of Certification or License: 08/31/2020

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
☐ Did ☐ Did Not Inspect Property

KIT B. SVEE - MINNESOTA APPRAISER LICENSE

STATE OF MINNESOTA



KIT BRIAN SVEE
6507 ORCHARD RIDGE TRAIL
WOODBURY, MN 55129

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
KIT BRIAN SVEE

6507 ORCHARD RIDGE TRAIL
WOODBURY, MN 55129

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of
Resident Appraiser : Certified Residential

License Number: 20066025

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect
until August 31, 2020.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 09, 2018.

A handwritten signature in cursive script that reads "Jessica Lorman".

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce
Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify.** For further details, please visit our website at commerce.state.mn.us.