

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

In the matter of the Property
Located at 2955 Randolph St. NE,
in Minneapolis, MN owned by
J & M Homes II, LLC

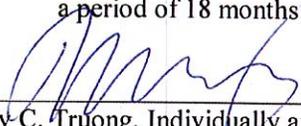
RENTAL LICENSE CONDITIONS
AND STIPULATED AGREEMENT

The above entitled matter came for a Rental License Conditions meeting on Friday, September 26th, 2014 at 10:00 a.m. in conference room 411, located at 250 S. 4th Street, Minneapolis, Minnesota. The owner, J & M Homes II, LLC, was represented by My C. Truong, Managing Member, and Timothy Paul Brausen, Esq., it attorney, and they met with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and My C. Truong, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows J & M Homes II, LLC, to retain the rental license for the property located at 2955 Randolph Street NE, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, J & M Homes II, LLC, hereby agrees there will be no further violations of M.C.O. 244.1910 (3) for illegal occupancy of the property at 2955 Randolph Street NE.
2. The Respondent, J & M Homes II, LLC, and My C. Truong, hereby agree to verify and disclose to the Deputy Director of Housing Inspections within 2 weeks of signing this agreement, any and all properties it and he have any financial interest in, including the names of any LLC's, to include owners and partners of each LLC.
3. The Respondent, J & M Homes II, LLC, hereby agrees to comply with any written orders issued by Housing Inspection Services in a timely manner such that an administrative enforcement method is not required to obtain compliance.

4. The Respondent J & M Homes II, LLC, hereby agrees not to allow any nuisance conditions on the subject property so the City has to send a contractor to clean up materials listed in Minneapolis Code of Ordinances Section 227.90 or requiring the City to mow the lawn. Respondent agrees to work with Minneapolis Solid Waste and Recycling to ensure Respondent is in compliance with the requirements with regards to the property's Solid Waste Collection Point.
5. The Respondent, J & M Homes II, LLC, hereby agrees to submit and implement a successful management plan to the Minneapolis Police Department c/o Luther Krueger, Crime Prevention Analyst, 350 5th St S., Room 100, Minneapolis, MN 55415 within 30 days of signing the Stipulated Agreement for this property.
6. My C. Truong and J & M Homes II, LLC's current property managers hereby agree to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.
7. The Respondent, J & M Homes II, LLC, hereby agrees to not allow any delinquent taxes, citations or fees to exist relating to the property.
8. The Respondent, J & M Homes II, LLC, hereby agrees to keep the rental license current on the property located at 2955 Randolph Street NE.
9. My C. Truong, hereby agrees not to add any new rental properties to his portfolio of properties owned in the City of Minneapolis for a period of 3 years. The City of Minneapolis, Housing Inspections will review Mr. Truong's portfolio after 18 months to possibly lift this restriction.
10. The Respondent, J & M Homes II, LLC, hereby agrees that licensing standards have been violated at the above mentioned property and if any of the agreed upon conditions placed on this license are not complied with in the timeframe agreed upon Housing Inspections will begin revocation action based on "Good Cause".
11. The Respondent, J & M Homes II, LLC, hereby agrees to the above stated conditions for a period of 18 months from the date of signature.



My C. Truong, Individually and as
Managing Member of J & M Homes II, LLC

Dated: 10-9-14



Joann Velde
Deputy Director
Housing Inspections