

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

In the matter of the properties
located at 3701 Colfax Ave. N.
3715 Colfax Ave. N. 3546 Morgan Ave. N.
in Minneapolis, MN. Owned by Kolbe LLC,
Pentagon Management LLC, Mehrtash Mehran,
Lindsey Stevens, Masam Mehran, and Neima Mehran

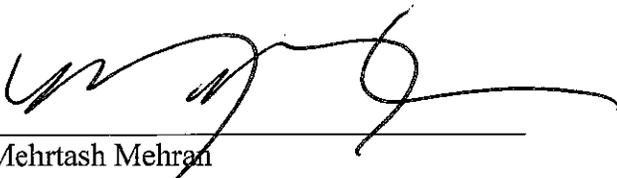
RENTAL LICENSE CONDITIONS
AND STIPULATED AGREEMENT

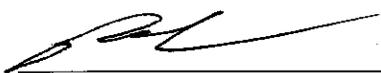
The above entitled matter came for a Rental License Conditions meeting on Friday, March 7, 2014 at 9:00 a.m. in conference room 411, located at 250 S. 4th Street, Minneapolis, Minnesota. The owner(s), Mehrtash Mehran, Masam Mehran and their Attorney, Jeffrey A. Dobberpuhl was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and Mehrtash Mehran and Masam Mehran, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Mehrtash Mehran and Masam Mehran to retain the rental license for their properties located at 3701 Colfax Ave. N., 3715 Colfax Ave. N., and 3546 Morgan Ave. N., Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agrees to disclose to the Deputy Director of Housing Inspections, any and all properties they have any financial interest in, including the names of anyone who has any interest in Kolbe LLC and Pentagon Management Group LLC.
2. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agrees to keep the rental licenses current on the properties listed above.

3. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree to submit 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.
4. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.
5. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree to stay in compliance with Minneapolis Code of Ordinance section 244.1910 – Licensing Standards.
6. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree 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.
7. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree to not allow any delinquent taxes, citations or fees to exist relating to the property.
8. The Respondent, Mehrtash Mehran and Masam Mehran, hereby agree to the above stated conditions for a period of 5 years from the date of signature.


Mehrtash Mehran


Masam Mehran


Joann Velde
Deputy Director
Housing Inspections

Dated: 3/6/14