



EXHIBIT A

NOTICE AND ORDER OF REVOCATION OF CERTIFICATE OF OCCUPANCY

ISSUING AGENCY: City of Mankato Department of Community Development
DIVISION: Building Inspector, Tom Krause, Division of Building Inspections
DATE OF ISSUANCE: July 29, 2026
METHOD OF SERVICE: Certified Mail - Return Receipt Requested / Posted on Property
TO (RECORD PROPERTY OWNER): Alastair Weston (CFD); Sandra & Norman, 1651 Gardena Ave NE
Fridley, MN 55432
MAILING ADDRESS OF OWNER: 312 Hubbell Avenue, Mankato, MN 56001; 1651 Gardena Ave NE
Fridley, MN
TARGET PROPERTY ADDRESS: 312 Hubbell Avenue, Mankato, MN 56001
PARCEL IDENTIFICATION / TAX LOT: R01.08.13.182.001
AFFECTED AREA: The Entire Structure

AUTHORITY AND OFFICIAL NOTICE OF ORDER TO VACATE.

NOTICE IS HEREBY GIVEN that pursuant to the authority vested in the Building Official under Minnesota Administrative Rule 1300.0180, this letter and notice serves as an official order to vacate the single-family dwelling located at the above target property address as that structures has been deemed unsafe and uninhabitable pursuant to Minnesota Rules, section 1300.0180. This determination is based on multiple concerns and violations viewed and document after consent was provided to enter and inspect on Monday, July 13, 2026. These violations are listed below and represent conditions dangerous to life, health and safety of occupants, and invitees and pose a heightened fire and infestation risk as well which impacts the community at large.

1. Code Violation: 2020 Minnesota State Fire Code, Section 604-Electrical Equipment, Wiring, and Hazards.

Factual Finding:

- The front porch and several locations within the dwelling have exposed wires without fixtures attached, broken light fixtures, broken outlets, broken switches.
- There are several extension cords and power strips being used improperly, such as the hard-wired extension located in the kitchen and the daisy chaining to power strips.
- Missing switch and outlet cover plates that are exposing live electrical wires.
- All of above represent a fire, electrical, and health hazard.

2. Code Violation: City of Mankato Ordinance Chapter 5, Article 1, Section 5-1, Missing Windows.

Factual Finding:

- There are several windows missing from their locations and have broken panes, exposing the interior of the dwelling to the exterior elements.
- These housing conditions adversely affect, or are likely to adversely affect, life, safety, health and general welfare of residents; make it impossible to meet minimum standards for heating, light and ventilation necessary to protect the health and safety of occupants; and do not meet minimum standards for the maintenance of existing residential building.

3. Code Violation: 2020 Minnesota State Residential Code, Section R306-Sanitation and definition of Dwelling Unit.

Factual Finding:

- Upper-level toilet facility-lavatory has been removed and bathtub not connected to potable water supply.
- Kitchen-sink, refrigerator, and range have been removed.
- The above represents an unsanitary condition and a hazard to safety and health, by reason of inadequate maintenance, dilapidation, and damage resulting in an unsafe use.

4. Code Violation: 2020 Minnesota State Residential Code, Section R311-Means of Egress; 2020 Minnesota State Fire Code, Section 1031; City of Mankato Ordinance Chapter 5, Article 1, Section 5-1.

Factual Finding:

- There is not a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door.
- No handrail on stairway from the main level to the upper level, from the main level to the lower level and from the front porch and rear deck to grade.
- Portion of the front sidewalk providing access to the public way is missing and is being undermined.
- The above represent inadequate egress required by law.

5. 2020 Minnesota State Residential Code, Section R312-Guards and Window Fall Protection.

Factual Finding:

- Guardrail has been removed at the front porch and rear deck

6. Code Violation: 2020 Minnesota State Residential Code, Section R314-Smoke Alarms; 2020 Minnesota State Fire Code, Section 1103.8.

Factual Finding:

- Smoke alarms have been removed on all levels of the dwelling.
- Smoke alarms have been removed from the inside of all bedrooms.

7. Code Violation: 2020 Minnesota State Residential Code, Section R315-Carbon Monoxide Alarms; 2020 Minnesota State Fire Code, Section 1103.9.

Factual Finding:

- Carbon monoxide alarms have been removed throughout entire dwelling.

8. Code Violation: 2020 Minnesota State Fire Code, Section 315-General Storage.

Factual Finding:

- Household belongings have been piled/stored in a manner that presents a safety hazard, creating a heavy fuel load, and does not provide access to service the plumbing and mechanical equipment.

In addition to the above violations, a witness present at the physical inspection warned inspectors not to go into the basement as the stairs were structurally unsound, and that standing sewage existed in the basement.

ORDER TO VACATE AND CEASE USE

It has been determined that continued use of this structure and lot is dangerous to life, health, or safety of the occupants. As a result, **this structure must be vacated immediately and may not be occupied. Be advised utility providers have disconnected services to eliminate hazards to life and property.**

- **All occupants must completely vacate the structure by 5:00 p.m. on Wednesday, July 29, 2026.**
- **The structure will be physically posted with an "UNSAFE / DO NOT ENTER" placard by municipal officials. Removal of this placard by unauthorized persons is a violation of local law.**
- **A violation of this order may result in civil or criminal enforcement pursuant to Minnesota Rules, sections 1300.0140 and 1300.0150 and Minnesota Statutes, section 326B.082.**

If you have any questions or wish to discuss this matter further, please contact my office at (507) – 387-8547 or via email at Tkrause@mankatomn.gov. Our office hours are **Monday through Friday, 8:00 a.m. to 4:30 p.m.**

CERTIFICATION

I certify that I have inspected the above-described property and determined that the structure constitutes a hazardous building based upon the conditions identified herein.



Tom Krause
Building Official
City of Mankato, Minnesota

Phone: 507-387-8547

Enclosures: pictures (with mailed letter)