

Project Name	701 East Maryland Ave. as of October 24, 2011	mgunter@visi.com
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Item	Description of Work	Contractor	Scheduled Value	Change Orders	Revised Value	Completion Date
Hard Costs Outside						
1.00	Exterior: Repair/Paint, Doors, Window	Mohr/Gunter	2,000.00	0.00	2,000.00	May 1, 2012
2.00	Concrete/Stucco/Brick/Retaining Wall Repairs	Mohr/Gunter	5,000.00	0.00	5,000.00	May 1, 2012
3.00	Garage/Back Stairway Repairs	Mohr/Gunter	2,000.00	0.00	2,000.00	February 29, 2012
4.00	Contingency		1,000.00	0.00	1,000.00	
Hard Costs Inside						
5.00	Trash removal	Mohr/Gunter	400.00	0.00	400.00	
6.00	Sheetrock/Paint	Mohr/Gunter	500.00	0.00	500.00	February 29, 2012
7.00	Mechanical Repair: boiler	Rascher	11,050.00	0.00	11,050.00	February 29, 2012
8.00	Plumbing	Rascher	17,450.00	0.00	17,450.00	February 29, 2012
9.00	Electrical	Apex	5,200.00	0.00	5,200.00	February 29, 2012
10.00	Fire Alarm/Extinguishers	Gerry's	2,500.00	0.00	2,500.00	February 29, 2012
11.00	Carpet/Flooring Refinish/Repair	Mohr/Gunter	1,500.00	0.00	1,500.00	February 29, 2012
12.00	Kitchen/Bathroom Cabinet/Misc. Repairs	Mohr/Gunter	2,000.00	0.00	2,000.00	February 29, 2012
13.00	Appliance Repairs	Mohr/Gunter	1,000.00	0.00	1,000.00	February 29, 2012
14.00	Building Materials	Mohr/Gunter	5,000.00	0.00	5,000.00	May 1, 2012
15.00	Independent Labor	Mohr/Gunter	5,000.00	0.00	5,000.00	May 1, 2012
16.00	Contingency		7,000.00	0.00	7,000.00	
Soft Costs						
17.00	Utilities: gas/electric/water		500.00	0.00	500.00	
18.00	Legal and Accountant Fees	McClay-Alton	5,000.00	0.00	5,000.00	November 30, 2011
19.00	City Permits/Inspection Fees		2,200.00	0.00	2,200.00	May 1, 2012
20.00	Closing Costs		400.00	0.00	400.00	November 30, 2011
21.00	Acuisition	Gunter	20,000.00	0.00	20,000.00	November 30, 2011
22.00	Financing Costs	1st Comm Bank	3,400.00	0.00	3,400.00	May 1, 2012
23.00	Real Estate Taxes - Prorated 2011		410.00	0.00	410.00	November 30, 2011
24.00	Insurance	Vaaler Ins.	2,000.00	0.00	2,000.00	November 30, 2011
25.00	Contingency		1,500.00	0.00	1,500.00	
TOTAL			\$ 104,010.00	\$ -	\$ 104,010.00	
Loan Funds (Original)			\$ 78,000.00	0.00	78,000.00	
Equity Funds			26,010.00		26,010.00	
Total Funds to Complete			104,010.00		104,010.00	

BILL RASCHER MECHANICAL INC.

Proposal

245 E. MARIE AVE. SUITE 760 WEST ST. PAUL, MN 55118
 (651)450-6622 (651) 450-6644
 BILL@BILLRASCHERMECH.COM

DATE: October 17, 2011
 Proposal # 110326

FOR: Plumbing work and heating work

For: Mark Gunter

Location: 701 E. Maryland Ave.
 St. Paul, Mn

DESCRIPTION	AMOUNT
Plumbing	
Code corrections items on list	
Basement area	
gas piping to dryer (1) valve and connector	
new dryer vent to exterior (1)	
laundry sink drain and vent corrected	
laundry faucet sport corrected	
new CO's at base of stacks (3)	
new floor drain covers (2)	
new water heater relief drop pipe	
new gas shut off for water heater	
new water heater piping	
new meter installed _provided by SPRWS	
new meter valves	
replace stolen copper water piping	
boiler fill water with RPZ	
<u>assumes the following:</u>	
no gas pressure test of existing piping system	
no leaks on existing piping system	
no water isolation valves per unit	
water heater works properly does not leak	
water heater needs no repairs	
water piping in walls have no leaks	
Labor and materials	\$2,900.00
Code corrections for drain vent and water piping in bathrooms	
new anti scald shower faucets provided and installed	
re use all other fixtures and faucets	
Labor and materials per bathroom	\$5,100.00
assumes no leaks on water piping in walls	
Code corrections for drain vent and water piping in kitchens	
re use all sinks and faucets	
Labor and materials per kitchen	\$3,450.00
assumes no leaks on water piping in walls	
no ice maker, dishwasher or garbage disposer	
Gas connectors for stoves	
new gas valves and flex connectors	
labor and materials per stove	\$350.00

Heating

Code corrections items on list
clean and service boiler.
fill and purge heating system
test fire boiler
ORSAT test on boiler and combustion report to city
new gas shut off valve on boiler
new main gas shut off valve at main supply into house
new metal chimney liner 8"
new boiler and water heater vent connectors
new combustion air
gas piping system supports
strip and cap old unused gas piping
heating piping system supports
permit test inspection
assumes the following:
no repairs needed to fire boiler
boiler and piping system has no leaks
system holds water/air test
boiler passes ORSAT test without needing repairs
8" metal liner will fit inside brick chimney
demo of chimney in basement and patch for liner by others
demo of exterior wall for combustion air by others
every room has hydronic heat in it. Unsure of which rooms/conditions sited in code correction
wiring of boiler is in working condition
unknown conditions do not effect heating system operation.

Labor and Materials \$11,050.00

install bath fan and ducting for bathroom
Labor and materials per bathroom \$475.00

install new radiator valves on radiators as needed to make operable
Labor and materials per radiator \$375.00

Price includes: One year priority workmanship warranty,
Permit Test and inspection
Prices do not include opening or parching of walls, floors, or ceilings
Power or control wiring

We propose hereby to furnish materials and labor in accordance with these specifications for the sum of : **SEE ABOVE**

This proposal is valid for thirty (30) days from the above date.

Payable as follows: 30% down payment, billed as job progresses, balance due in full upon completion.

Authorized Signature: Wm S Rascher Pres.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will only be executed upon written orders, and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, natural causes or delays are beyond our control. Owner to carry fire, tornado, and other necessary insurance. We are fully licensed, bonded, and insured. Our workers are fully covered by Worker's Compensation insurance. Our workers are all OSHA 10 certified.

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature-----Date-----



31255 Foliage Ave, Northfield, MN 55057
Office: (952) 891-4999 - (507) 645-0170
Fax: (507) 645-4097
Email: apex@myclearwave.net
Website: apex4electrical.com
Customer Service Above All

REPAIRS AT 701 MARYLAND AVE E, ST.PAUL MINNESOTA

#69 AND #70 - REPLACE WATER BOND JUMPERING WATER METER AS IT ENTERS THE BUILDING. INSTALL PROPER CONDUCTOR AND CLAMPS. \$200.00

#71 LABEL ELECTRICAL PANELS. VERIFY LOCATIONS OF OUTLETS,LIGHTS, ETC. RELABEL ACCORDINGLY \$400.00

#72 INSTALL TWO NEW LAUNDRY CIRCUITS IN BASEMENT INSTALL 2 20AMP CIRCUITS WITH GFI'S \$400.00

#73 VERIFY BREAKERS ARE CORRECT RATING INSPECT WIRE SIZE AND VERIFY WITH CODE \$100.00

#74 CLOSE ALL BOXES AND KNOCK-OUTS ETC. INSPECT ALL JUNCTION BOXES, LIGHTING, PIPING, ETC. INSTALL REQUIRED COVERS, CLOSURES, ETC. \$75.00

#75 GROUND BATH AND KITCHEN LIGHTS OVER SINKS ON 1ST AND 2ND FLOOR. VERIFY GROUNDING OF FIXTURE, ADD ADDITIONAL GROUND IF NEEDED. \$450.00

#76 ENCLOSE ALL CLOSET FIXTURES. VERIFY CLEARANCES AND REINSTALL \$60.00 EACH

#77 REPLACE ANY BROKEN SWITCHES OUTLETS ETC. VISUALLY INSPECT AND REPLACE \$50.00 EACH



VIA Email
October 24, 2011

To whom it may concern:

We have been contacted by our customer, Mr. Mark Gunter concerning an investment that he is intending to pursue. Mr. Gunter has been a valued customer of our bank for many years, and has engaged in a series of real estate investments.

He has asked us to confirm that Mr. Gunter would have available an amount of funds sufficient for the purchase and renovation of 701 E. Maryland in St. Paul, MN. Based on the amounts currently on deposit with our bank, and funds available as indicated in Mr. Gunter's most recent financial statement, we believe he has the funds required to complete this transaction. Please contact us if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'BW' or similar initials, written in a cursive style.

Brian R. Wagner
Senior Vice President – Business Development

Mark Gunter

From: "SAM SONTOKA" <samson8595@yahoo.com>
To: <mgunter@visi.com>
Sent: Friday, October 21, 2011 10:18 AM
Subject: use this letter
Mark Gunter
10-20-11

To Whom It May Concern:

I am a St.Paul Police Sergeant on the city's East Side. In my dealings with Mr.Gunter he has been extremely helpful and is always willing to contribute to problem solving issues. I know he attends community meetings and meetings with police and is always willing to help out with whatever he can.

I along with some of the East F.O.R.C.E Officers partnered with Mr.Gunter to problem solve this summer which turned out to be extremely productive. I also know Mr.Gunter has worked with Officer Sam Sontoka of the Central District F.O.R.C.E Unit and again worked in conjunction with police to problem solve with issues in the neighborhood.

In closing, it is my personal opinion that Mr.Gunter is a good property owner and will work with the police and the community to keep his property and neighborhood a great place to live.

Please contact me with any questions.

Sergeant Jake Bobrowski
Officer Sam Sontoka
367 Grove St.
St.Paul MN 55101
651-266-5866

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.1831 / Virus Database: 2092/4564 - Release Date: 10/20/11

#78 CHECK ALL OUTLETS FOR PROPER POLARITY. CHECK AND CORRECT \$50.00 EACH

#79 INSTALL EXTERIOR FIXTURES ON FRONT AND BACK OF HOUSE. INSTALL NEW (6 FIXTURES \$600.00)

#80 REMOVE OR REWIRE AND HAZARDOUS WIRE IN BASEMENT/GARAGE. NO WIRING LOCATED IN GARAGE. \$200.00

#81 ADD ADDITIONAL OUTLETS (PULL NEW WIRE INSTALL ARC FAULT BREAKERS AND TAMPER-PROOF OUTLETS OF EACH ADDITIONAL OUTLET, LIGHT)

UNIT 1 OUTLET IN BEDROOM \$250.00

UNIT 2 OUTLET IN LIVING ROOM AND DINING ROOM (TWO SEPARATE CIRCUITS \$500.00)

UNIT 3 OUTLET IN BEDROOM (\$325.00)

UNIT 4 OUTLET IN BEDROOM (\$325.00)

UNIT 5 OUTLETS IN 3 BEDROOMS (\$650.00)

#82 MOVE BATH LIGHTS IN UNIT 3 AND 4 (MOVE LIGHTING BOX FROM ABOVE SHOWER AREA AND REHANG. (\$300.00)

#83 CHECK FOR PROPER WATTAGE IN FIXTURE INSTALL PROPER LIGHT BULB (\$30.00)

#84, 85, 86 PROPER WIRING METHODS