

**ERIN V PHILLIPS CONSTRUCTION  
RON J ALONZO CONSTRUCTION  
LICENSE # 083991-RE**

The work to be performed will comply with all Minnesota Codes and will be performed under the guidelines set forth by the state of Minnesota. The agreed contract price for 1210 Albermale St. is ~~\$17,500.00~~ <sup>EVP</sup> ~~15,500.00~~ Contractor will supply materials. This entails finishing all work that Home Owners Improvement Co. has started, which is approximately 20% complete from original state of house. We do not warranty Home Owners Improvement Co. work.

All necessary permits for a duplex will be pulled and Erin V Phillips Construction and Ron J Alonzo Construction will perform work.

Agreed Contract price is *fifteen thousand five hundred dollars and 00/100*  
EVP

1210 Albermale St., St Paul, MN

1. Remove all garbage/construction debris from premises.
2. Frame and sheetrock firewall dividing each unit.
3. Build two new entries, that is, a new entry per unit and hang doors for said entries.
4. Repair any and all wall discrepancies such as holes or missing paneling.
5. Supply and set all interior doors as needed for code compliance.
6. Remove unneeded walls in basement.
7. Build new staircase to unit #1 at 36" to meet code.
8. Reset existing kitchen cabinets and countertops with sinks in each kitchen.
9. Install linoleum in entrances, kitchens, and all bathrooms.
10. Install carpeting in all areas designated by owner excluding the basement.
11. Repair windows to make functional and code compliant.
12. Replace or reset paneling where applicable.
13. Move or replace bathroom doors with 28" doors to meet compliance.
14. Patch and repair any discrepancies in ceiling.
15. Install carpeting throughout living areas and bedrooms as indicated by owner.
16. ~~Fix~~ repair leak in roof.
17. Bring building to code compliance, including blinds.
18. Paint or touch up paint all wall and ceiling surfaces as needed.
19. Clean premises upon final construction.
20. Payment schedule will be 45% down. Second payment @50% work finished will be 30%. Final payment 25% will be paid upon code compliance inspection and completion of work stated above.

*見2面:*  
July final pay of \$ 55% or rest of  
Contract Price. EVP

Change orders are to be addressed to all parties and signed by all parties before work is to be performed.

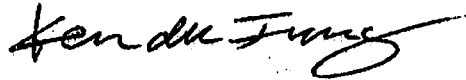
This is a legal contract entered into by Erin V Phillips, Ron J Alonzo, and Ken Du Feng.

(Erin V Phillips)



3-22-11

(Ken Du Feng)



3-22-11

2 months from beginning of  
Job. EVP

Down Payment made on 1 June 2011  
of 45% of contract price, \$6,975.00

Erin V Phillips 1 June 2011