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May 10, 2011

Marcia C. Moermond
Legislative Hearing Officer
Office of the City Council
Legislative Hearings
310 City Hall, 15 West Kellogg Blvd.
St. Paul, MN 55102-1615

VIA FACSIMILE AND U.S. MAIL

Re: Order to Repair 1456 Cohansey Street
Our File No. 51937.1

Dear Ms. Moermond:

This law firm represents Richard Bednar with respect to the rehabilitation of the above-referenced property. You recently asked for a follow-up letter to my previous letter of April 25, 2011, concerning progress on the rehabilitation of the property.

Since my last letter, Bonfe Plumbing has been back to the property for follow-up work. After they complete one more task, they have indicated the property will be ready to have the water turned on to test the updated plumbing. We understand the City will also want to change out the meter before the test is run. Bonfe Plumbing filed for a permit on April 23, 2011, and it should be on record with the City.

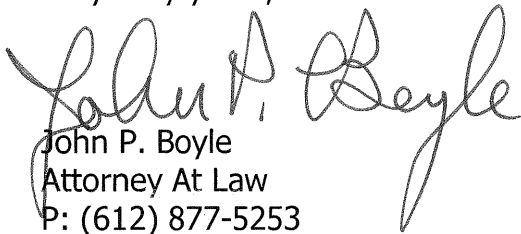
Boehm Heating conducted the Orsat test and determined the furnace was safe to operate. We provided you with a copy of that report in my prior correspondence. If Boehm Heating was required to pull a permit to do this work and has not done so, please let us know.

Mr. Bednar has contacted R&K Electric to perform the necessary electrical upgrades. Attached is a signed contract confirming that Mr. Bednar has retained the services of R&K Electric. They should be requesting a permit this week for that work.

Please let us know if we can provide any additional information.

Marcia C. Moermond
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Very truly yours,

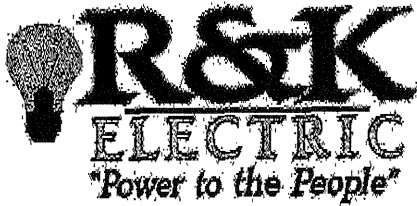


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JPB/cjco

cc: Richard Bednar

1790967v1



3445 Highway 14 West
Owatonna, MN 55060

Phone: (507)-451-6409
Toll Free: (800)-601-6409
Fax: (507)-451-6428

Proposal

Submitted to: **Richard Bednar**
Address: **1456 Cohansey Street**
Job Name: **Add sub panel & circuit for smoke/Co detector
and other fixes as listed below**

Description of Proposal

In response to your request, we respectfully submit the following proposal:

1. Furnish & install an sub-panel with space for 8 circuit breakers fed from the existing 60 amp 240 Volt main & range fuse panel.
2. Furnish & install a 50 amp feed from the existing fuse panel to the new sub-panel
3. Furnish & install a 15 amp arc fault circuit interrupter protected circuit from the new breaker panel to the main floor hallway.
4. Furnish & install a combination smoke detector and CO detector to be located in the hallway within 10 feet of the 2 main floor bedrooms.
5. Furnish & install a #8 bare ground wire from the existing fuse panel to the main water line.
6. To add a new GFCI protected receptacle in the main floor bathroom on a 20 amp circuit fed from the new circuit breaker panel.
7. Fish a ground wire to the existing bathroom fixture
8. This may not all be able to be completed in one trip. If an additional trip is needed, please add \$90 for the additional gas and drive time.
9. Test all outlets (repairs of problems if found are not included)
10. St Paul permit, inspection fees and sales taxes are included.

Estimated Price \$ 1,350

subtract \$250 if not do #6 + #7

Authorized Signature: _____

Date: 5/5/11

Conditions:

All material is guaranteed to be as specified. All work to be completed in a quality manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. Owner must carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. A finance charge of 1.5% per month will apply to amount of balance over 30 days old. This proposal may be withdrawn if not accepted within 30 days. If R&K designed drawings or details are furnished with this proposal, they are not to be used by others for bidding or installation.

Acceptance of Proposal:

The above prices, specifications and conditions are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: 5/9/11