

Fw: St. Paul
Seth Cryer to: Chris Wolcott

05/31/2016 08:19 AM

Chris,
FYI....

Thank You
Seth Cryer
Retail Facilities Manager
O'Reilly Auto Parts - Real Estate Dept.
233 S Patterson, Springfield, MO 65801
scryer@oreillyauto.com
417-868-4235 ext 4235
417-874-7153 Fax

----- Forwarded by Seth Cryer/O'Reilly on 05/31/2016 08:19 AM -----

From: Joanna Friske/O'Reilly
To: Seth Cryer/O'Reilly@OREILLY
Date: 05/27/2016 03:05 PM
Subject: St. Paul

See attached invoice for St. Paul. Thanks!

FYI, plans were submitted for this project and we already received some comments. I've been coordinating with Andrew to resolve them.

I'm on vacation next week but I'll catch up with you when I get back.

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

----- Forwarded by Joanna Friske/O'Reilly on 05/27/2016 03:03 PM -----

From: automail@oreillyauto.com
To: "JOANNA FRISKE " <jfriske@oreillyauto.com>,
Date: 05/27/2016 03:02 PM
Subject: O'Reilly Real Estate RE Copier 4

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Device Name: re-copier4



001.pdf



Fw: St. Paul
Joanna Friske to: Andrew R. LaPalme
Cc: Seth Cryer

06/13/2016 08:42 AM

Andrew,

Yes, we have a contractor selected. Can you send me the revised PDF's of the drawings? We will give these to the contractor before they contact the city.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

—— Forwarded by Joanna Friske/O'Reilly on 06/13/2016 08:27 AM ——

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>
Date: 06/13/2016 07:54 AM
Subject: RE: St. Paul

Good morning Joanna.

We are making a minor change to our plans to coordinate with mechanical.

My understanding is that the city has approved the work and to move forward your contractor needs to call for the permit and inspection (see attached email from Anca at the city). Did you have a contractor selected?

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Friday, June 10, 2016 1:56 PM
To: Andrew R. LaPalme
Subject: St. Paul

Hey Andrew,

Any update on the St. Paul project?

Thanks!

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417) 868-4233

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Stop, Look, and Think. This email is from an external source.

Message from "Andrew R. LaPalme" <alapalme@vaaeng.com> on Fri, 27 May 2016 15:55:28 +0000 -----

<Sima, Anca (CI-StPaul)" <anca.sima@ci.stpaul.mn.us" :To
<jfriske@oreillyauto.com>, Matthew Prosser <mprosser@vaaeng.com>, "tharp2@oreillyauto.com" :cc
<tharp2@oreillyauto.com>
RE: Revised O'Reilly St. Paul Plans :Subject

Anca-

Please see attached.

I will pass the note about the contractor to the owner.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer | 763.587.7312 | alapalme@vaaeng.com | www.vaaeng.com | *Engineering, Planning and Design Services*



From: Sima, Anca (CI-StPaul) [mailto:anca.sima@ci.stpaul.mn.us]
Sent: Thursday, May 26, 2016 4:51 PM
To: Andrew R. LaPalme

Subject: RE: Revised O'Reilly St. Paul Plans

Thank you. Please send me the autoCAD for c2.0. Please ask the sewer contractor to call for the permit and inspection.

Anca Sima
Sewer Utility
Ph #: 651-266-6237
Fax #: 651-298-5621
e-mail: anca.sima@ci.stpaul.mn.us

"Yesterday's the past, tomorrow's the future, but today is a gift. That's why it's called the present."
~ Eleanor Roosevelt

From: Andrew R. LaPalme [<mailto:alapalme@vaaeng.com>]
Sent: Thursday, May 26, 2016 3:25 PM
To: Sima, Anca (CI-StPaul)
Cc: Matthew Prosser
Subject: Revised O'Reilly St. Paul Plans

Anca-

Good afternoon.

Attached please find the O' Reilly plans, revised to replace the bend and cleanout with a manhole. Sheet C2.0 shows the revisions, and then sheet C3.1 was added to include the details of these revisions, however I have included all the plan sheets in the PDF for convenience.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer | 763.587.7312 | alapalme@vaaeng.com | www.vaaeng.com | *Engineering, Planning and Design Services*



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ACAD-05 27 2016 - 160249_C2.dwg



St. Paul
Joanna Friske to: Seth Cryer

06/17/2016 11:36 AM

See below,

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

----- Forwarded by Joanna Friske/O'Reilly on 06/17/2016 11:34 AM -----

From: Joanna Friske/O'Reilly
To: "Andrew R. LaPalme" <alapalme@vaaeng.com>,
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 06/14/2016 08:29 AM
Subject: RE: St. Paul

Sounds great. Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

"Andrew R. LaPalme" Joanna- Will do.

06/14/2016 07:27:14 AM

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 06/14/2016 07:27 AM
Subject: RE: St. Paul

Joanna-

Will do.

There is one last coordination piece we are working out with Gausman and Moore, once done we will send the plans over in PDF format.

Regards,

Andy

Andrew LaPalme, P.E. (MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Monday, June 13, 2016 8:42 AM
To: Andrew R. LaPalme
Cc: scryer@oreillyauto.com
Subject: Fw: St. Paul

Andrew,

Yes, we have a contractor selected. Can you send me the revised PDF's of the drawings? We will give these to the contractor before they contact the city.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

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Regards,

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Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
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(417)868-4233

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----- Message from "Andrew R. LaPalme" <alapalme@vaaeng.com> on Fri, 27 May 2016 15:55:28 +0000 -----

To: "'Sima, Anca (CI-StPaul)'" <anca.sima@ci.stpaul.mn.us>

cc: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>, Matthew Prosser <mprosser@vaaeng.com>, "'tharp2@oreillyauto.com'" <tharp2@oreillyauto.com>

Subject: RE: Revised O'Reilly St. Paul Plans

Anca-

Please see attached.

I will pass the note about the contractor to the owner.

Regards,

Andy

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From: Sima, Anca (CI-StPaul) [mailto:anca.sima@ci.stpaul.mn.us]

Sent: Thursday, May 26, 2016 4:51 PM
To: Andrew R. LaPalme
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Anca Sima
Sewer Utility
Ph #: 651-266-6237
Fax #: 651-298-5621
e-mail: anca.sima@ci.stpaul.mn.us

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~ Eleanor Roosevelt

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Sent: Thursday, May 26, 2016 3:25 PM
To: Sima, Anca (CI-StPaul)
Cc: Matthew Prosser
Subject: Revised O'Reilly St. Paul Plans

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Regards,

Andy

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RE: O'Reilly - St. Paul
Joanna Friske to: Andrew R. LaPalme
Cc: "scryer@oreillyauto.com"

06/21/2016 01:42 PM

Andrew,

I should be here. Give me a call when you get a chance.

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

"Andrew R. LaPalme"

Joanna- I was able to get in touch with Wayn...

06/21/2016 12:59:44 PM

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "jfriske@oreillyauto.com" <jfriske@oreillyauto.com>,
Cc: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 06/21/2016 12:59 PM
Subject: RE: O'Reilly - St. Paul

Joanna-

I was able to get in touch with Wayne moments ago.

I will try calling a bit later to give an update.

Are you available around 3?

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Monday, June 20, 2016 4:40 PM
To: Andrew R. LaPalme
Cc: 'scryer@oreillyauto.com'
Subject: RE: O'Reilly - St. Paul

Thank you Andrew, I appreciate the effort. I'll take a look at the drawings.

Joanna Friske, P.E.
Construction Design Manager

O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>,
Cc: "'screyer@oreillyauto.com'" <screyer@oreillyauto.com>
Date: 06/20/2016 04:25 PM
Subject: RE: O'Reilly - St. Paul

Joanna-

I just sent the revised plans to Anca at the city, and included the mechanical drawing in the set. I copied you and Seth on the email, let me know if it did not come through.

I have tried Wayne 3 times today with no success. I will continue to try and reach him.

Regards,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

-----Original Message-----

From: jfriske@oreillyauto.com [mailto:jfriske@oreillyauto.com]
Sent: Monday, June 20, 2016 8:09 AM
To: Andrew R. LaPalme
Cc: screyer@oreillyauto.com
Subject: Re: O'Reilly - St. Paul

Any word on our St. Paul project?

Thanks

Joanna Friske, P.E.
Construction Design Manager
O'Reilly Auto Parts
233 S. Patterson Ave,
Springfield, MO 65802
(417)868-4233

From: "Andrew R. LaPalme" <alapalme@vaaeng.com>
To: "'jfriske@oreillyauto.com'" <jfriske@oreillyauto.com>,
Date: 06/17/2016 11:56 AM

Subject:

O'Reilly - St. Paul

Joanna-

As an FYI, I left Wayne a message stating that O' Reilly's contractor is in process of working to obtain the permits to do the work, and asked that he call me back.

I will keep you posted any conversations I am able to have with him.

Thank you,

Andy

Andrew LaPalme, P.E.(MN), LEED AP | Partner / Sr. Civil Engineer |
763.587.7312 | alapalme@vaaeng.com |
www.vaaeng.com | Engineering, Planning and Design Services

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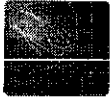
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Fw: Store 3252 St Paul, MN
Seth Cryer to: Spiering, Wayne (CI-StPaul)

06/22/2016 01:58 PM

Wayne,
Per the email below, the plumber and contractor had to reschedule for tomorrow at 11am if you would like to be there when they arrive.

Thank You
Seth Cryer
Retail Facilities Manager
O'Reilly Auto Parts - Real Estate Dept.
233 S Patterson, Springfield, MO 65801
scryer@oreillyauto.com
417-868-4235 ext 4235
417-874-7153 Fax

----- Forwarded by Seth Cryer/O'Reilly on 06/22/2016 01:53 PM -----

From: Dan Reinke <dan.reinke@gmnorthrup.com>
To: "scryer@oreillyauto.com" <scryer@oreillyauto.com>
Date: 06/22/2016 01:32 PM
Subject: RE: FW: Store 3252 St Paul, MN

Seth,
The plumber could not make it out and we had to reschedule. I have this down for 11 am as the scheduled time for myself and my plumber to be there tomorrow morning.

Dan Reinke
Project Manager

G.M. Northrup Corp.
15950 Franklin Trail SE
Prior Lake, MN 55372
Office: (952) 226-3090
Fax: (952) 226-3091

dan.reinke@gmnorthrup.com



Fw: Notes on 1209 W 7th
Jason Bayless to: Seth Cryer

07/05/2016 11:00 AM

Jason Bayless
Director of Facilities
Phone:417-829-5710
Fax:417-874-7153

O'Reilly Automotive, Inc.
233 S. Patterson
Springfield, MO 65802

—— Forwarded by Jason Bayless/O'Reilly on 07/05/2016 10:59 AM ——

From: "Wiese, Angie (CI-StPaul)" <angie.wiese@ci.stpaul.mn.us>
To: "jbayless@oreillyauto.com" <jbayless@oreillyauto.com>,
Date: 07/05/2016 10:50 AM
Subject: Notes on 1209 W 7th

Jason,

This email does not include all of the correspondence we have had but it does give a general indication of the amount of time and effort Wayne has put into your property. The newest notes are first. These notes are typically only used internally so let me know if there is something you want me to explain further.

6-28-2016 - Met with city atty and supervisor wise to discuss enforcement action since work has not been completed. Decision was to revoke the CofO. Made contact with Seth Cryer to explain all work including permits finalised must be completed by July 15, 2016 or vacate the building. Kathy Hammock is no longer employed so Seth advised to send to Jason Bayless who is the director of operations for O'Reilly's. Transferred RF to CofO. WS

5-17-2016 - Rcv'd the encroachment permit for the EFIS from Terri Vasquez. Forwarded to building inspector, Isaac Stensland. There are no permits for the sump-pump discharge. Made contact with architect, Andy Lapalme, who advised that the mechanical division needs to make final measurements inside the basement but can't get down there because the basement is full of water due to the sump-pump failure. Made contact with Chris Wolcott to advise that all work must be completed within 30 days or enforcement action will be taken. WS

4-20-2016 - According to Terri Vasquez (PW) documents for encroachment permit have been sent to O'Reilly earlier this week. She is just waiting for these documents to be signed and returned in order for the encroachment permit to be issued. Made contact with VAA Engineering (Andrew Lapalme) who

advised that drawings for the sump-pump discharge into storm sewer should be completed and submitted to city within 2 weeks. Once the drawings are approved construction should take another 2 weeks. Made contact with O'Reilly representative, Chris Wolcott, and explained the expectation is that these 2 remaining items are resolved within 30 days. I will follow-up in 2 weeks to see if permits are issued. WS

3-15-2016 - I don't see any progress regarding the situations regarding sump-pump discharge and the building overhanging the property lines. Made contact with O'Reilly maintenance division (Chris Wolcott), building inspector (Isaac Stensland), and City of St Paul Public Works Sewer Division (Dan Brady). Chris sent e-mail through Seth Cryer advising that they are waiting on response from City of St Paul to: 1) the engineer's request on sump-pump discharge and 2) no direction has been given them as to the building overhanging the property lines. Dan Brady advised that he no longer handles situations regarding sump-pump discharge into city sewers but referred me to Anca Sima. Dan also forwarded me and Anca copy of e-mail that he received from VAA Engineering (Andrew Lapalme) requesting 2 options to discharge the sump-pump water into the storm sewer. Anca replied to that e-mail and Andrew confirmed receipt of the info and advised the design of the project will be happening very soon. Isaac forwarded me copy of letter he sent to contractor last week regarding the open permits. Isaac forwarded copy of that letter to O'Reilly representatives Chris and Seth. The letter advised them to contact Terri Vasquez in public works division to resolve the situation of the building overhanging the property lines. Isaac clarified by e-mail to Seth and Chris today that they need to contact City of St Paul Public Works representative, David Kuebler (651-356-1569) to resolve the building overhanging the property lines. Isaac's letter gave 30 days to comply. Will follow-up 4-15-2016. WS

3-10-2016 - Performed RF inspection. This issue is being addressed under the in process CofO. O'Reilly store manager is making sure to salt the public sidewalk during periods of freezing temperatures until this is resolved. WS

11-30-2015 - Scheduled consultation 12-3-2015.

11-16-2015 - Dan Reinke has been in contact with Dan Berry at St Paul Public Works regarding tying the sump-pump discharge into the storm sewer. Site survey report should be received mid week. Will follow-up next week. WS

11-3-2015 - All exterior work has been completed. Made contact with bldg inspector, Isaac Stensland, to see if he has final inspection scheduled. Isaac advised he rcv'd complaint that the bldg is over the property lines now because the exterior walls were furred out. He requested a site survey be performed to determine bldg location. General Contractor (Dan Reinke) sent e-mail advising this is scheduled for early next week. Dan is also getting the plumber back out to tie the sump-pump discharge into the roof drain that is routed out the back of the building. This should be completed by end of this week. Will approve with corrections once the sump-pump discharge is resolved. WS

9-10-2015 - Rcv'd correspondence from Dan Reinke. Open plumbing permit has been finalled. There are several open permits for the work that is currently being conducted. All work must be completed by 11-1-2015. WS

9-10-2015 - See comments for 1209. WS

9-2-2015 - Performed re-inspection. The work is in progress but has not been completed yet. Made contact with project coordinator, Dan Reinke 952-226-3090, who was not on site. Dan advised he has

been granted extension by Tom Beach until 11-1-2015. Advised Dan to send me copy of extension and outline timeframe for completion. Will follow-up next week. WS

7-1-2015 - Work has not been completed. Made contact with Seth Cryer who advised he has e-mail indicating that they were granted until 9-1-2015 to complete the parking lot by Tom Beach. Advised Seth to forward me copy of the e-mail. Talked to Tom Beach who provided me a letter dated September 15, 2014 showing work must be completed by September 1, 2015. The other work hinges around the parking lot being completed. Sent revised letter advising all work must be completed by 9-1-2015 or enforcement action will be taken. WS

5-20-2015 - I rcv'd an e-mail from Seth Cryer advising that the work on the parking lot is scheduled to begin on June 1, 2015. I replied back advising that an extension was granted until end of June 2015. If all work including finalised permits are not completed enforcement action will be taken. WS

3-25-2015 - Rcv'd e-mail from Seth Cryer regarding the time frame to complete the parking lot and exterior wall repairs. Work will begin May 1, 2015 and be completed 6-15-2015. I granted an extension until end of June 2015 to get all work done and permit finalised. WS

10-29-2014 - rcv'd phone call from Seth Cryer advising that plans will be submitted to City of St Paul by end of this week. Will follow-up next week. WS

10-10-2014 - The parking lot installation at the rear of the property has been approved through the Zoning Board of Appeals. Building permit needs to be obtained. Made contact with Seth Cryer (417-862-2674 ext 8966) who advised that they plan to complete the parking lot install yet this year. Seth advised that their architect is submitting plans for EFIS to be installed on the exterior of the building and that both projects will be completed at the same time. I advised Seth to contact the architect to see when plans are being submitted and to let me know. Will follow-up next week. WS

8-27-2014 - Rcv'd phone call from O'Reilly representative, Seth Cryer, who advised that there is a zoning board of appeals hearing scheduled for 9-3-2014 for a variance regarding the rear parking lot that they wish to install. Will follow-up after that date. WS

8-5-2014 - Performed re-inspection. All work completed except for the plumbing in the bathroom and the exterior walls. Need to verify the NFPA 704 placard (3-4-2-COR) on the building is correct. WS

6-30-2014 - Met store manager, Eric Shoals, for the inspection. 1 isle is blocked with a gate. The reason for this is because this isle has all the expensive tools. The intent is that customers are forced to walk back by the cash registers. The dead-end isles are allowed to be 50 feet in unsprinklered buildings. This isle is only 27 feet in length. WS

5-12-2014 - Performed re-inspection. Met contractor and building inspector, Dave Tank, at the property. Dave has some corrections that need to be completed before signing off on the open building permit. Exterior wall of 1209 is in need of major work. Contractor has submitted estimate for stucco work. Dave explained that this will need to be done under separate permit. WS

5-8-2014 - Have not rcv'd the e-mail from Seth that I had requested. Still open building permit. Left message for Seth to call me with an update. WS

1-21-2014 - Performed re-inspection. All work has been completed except for the work that has been granted an extension until 5-1-2014 and the open permit for the men's bathroom. Approved the CofO with corrections. WS

5-2-2014 - The open ventilation permit has been finalled, but there is still an open building permit. Made contact with O'Reilly Maintenance Coordinator, Seth Cryer 417-862-2674, ext 8966, who informed me that he rcv'd an e-mail yesterday from his contractor advising all work has been completed except for the second coat of exterior paint on the building. Advised Seth to forward me a copy of the e-mail. Explained that contractor must contact building inspector when completed to schedule the final inspection. Will follow-up next week. WS

1-8-2014 - Performed re-inspection. Work has not been completed. Corrections required for bath vent fan. The vestibule is not completed. Sign required for tenant space 101. Made contact with regional maintenance coordinator, Seth Cryer, to discuss. WS

12-16-2013 - Performed re-inspection. Standing water in basement upon re-inspection. I have rcv'd documentation that drainage tile is being installed around the perimeter of the foundation and a sump-basket. Documentation has been received indicating support posts and exterior wall repair work is being performed under permit. Requested an extension until May 1, 2014 to come into compliance. Advised all other items must be completed within 2 weeks. WS

11-15-2013 - Performed re-inspection. Very few items have been completed. Contractor was on site repairing stair tread and handrail but work was not completed. Access was allowed in tenant space 101. Bath vent fan was installed without permit. Made contact with regional maintenance coordinator, Seth Cryer, to discuss. Sent another letter. WS

11-6-2013 - Rcv'd phone call/e-mail from Oreilly Regional Maintenance Coordinator, Seth Cryer, requesting an extension. Rescheduled for 11-15-2013 at 1:00pm. WS

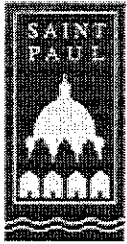
9-23-2013 - Met Brian at the property. Brian not overly concerned with the damaged structure members. Advised to have the damaged members replaced and footings shored/secured. Brian is not requiring structural engineer report. WS

9-20-2013 - Reviewed with Brian Karpen. Brian wanted to meet at the property. Scheduled for Monday, 9-23-2013 at 11:45am. WS

9-17-2013 - Returned to take photos of the basement. Reviewed with supervisor Wiese who advised that I contact City of St Paul structure engineer, Brian Karpen, to review with him. WS

9-13-2013 - Performed inspection. Elias Salvador, owner of La Limena Market, was the only tenant aware of the inspection. Flory's Beauty Salon was not open so access was not gained to that tenant space. All other tenants allowed access for the inspection. The basement has a history of standing water. Although the basement was free of water upon inspection there are water demarcation lines on walls and structural supports 2-3 feet above the floor. Took some photos but camera malfunctioned so will stop back to get more. WS

Angie Wiese, PE, CBO
Fire Protection Engineer



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City in America

Safety & Inspections

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DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

Stop, Look, and Think. This email is from an external source.



Re: O'Reilly Store 3252 

Robert Greene to: Scott Kraus

09/25/2012 07:41 AM

Cc: Ed Randall, Camille Strickland, Kathy Hammock, Liz Dugger, Mike Young, Sandra Wilkinson, Seth Cryer, Wendi Page

Agreed. The concern is how do we get reimbursed if we do the repairs but do not purchase the building. Right now it is not under contract so if we are going to purchase the building we need to get that done. The next question would be at what price should this be under contract? If we are going to do the repairs then it needs to be the purchase price less \$28,600.00. However, if we do not purchase the property (i.e. find something in due diligence that prompts us to terminate the Purchase Contract) then we need some protection for reimbursement of the costs to repair. Do we want that in a lump sum reimbursement? Take it by abating the monthly rent until we recapture the \$28,600? What would the LL agree to? We need to know this so that we can properly address how we will protect that interest of reimbursement ...either with a separate agreement or lease modification.

Robert L. Greene, Esq.
Director of Real Estate Legal Services
O'Reilly Automotive, Inc.
233 S. Patterson
Springfield, MO 65802
Ph. (417) 829-5716
Fax (417) 829-5726

Scott Kraus

The repairs need to be made, but the big questio...

09/24/2012 09:39:38 PM

From: Scott Kraus/OReilly
To: Ed Randall/OReilly@OReilly
Cc: Camille Strickland/OReilly@OReilly, Kathy Hammock/OReilly@OReilly, Liz Dugger/OReilly@OReilly, Mike Young/OReilly@OReilly, Robert Greene/OReilly@OReilly, Sandra Wilkinson/OReilly@OReilly, Seth Cryer/OReilly@OReilly, Wendi Page/OReilly@OReilly
Date: 09/24/2012 09:39 PM
Subject: Re: O'Reilly Store 3252

The repairs need to be made, but the big question would be are we going to keep the same look when we purchase the building. We just need to make sure if we do the repairs and the purchase falls through we would be reimbursed.

Scott Kraus
Vice President Real Estate Expansion
O'Reilly Auto Parts
233 South Patterson
Springfield, MO 65802
Office: 417-829-2967
skraus@oreillyauto.com

Ed Randall

Apparently now the bank is considering having u...

09/24/2012 12:56:15 PM

From: Ed Randall/OReilly

To: Robert Greene/OReilly@OReilly, Scott Kraus/OReilly@OReilly
Cc: Camille Strickland/OReilly@OReilly, Wendi Page/OReilly@OReilly, Kathy Hammock/OReilly@OREILLY, Sandra Wilkinson/OReilly@OReilly, Liz Dugger/OReilly@OReilly, Seth Cryer/OReilly@OREILLY, Mike Young/OReilly@OReilly
Date: 09/24/2012 12:56 PM
Subject: O'Reilly Store 3252

Apparently now the bank is considering having us make the repairs and lower the purchase price . See the e-mail below. I know we were hoping the bank would make the repairs, but either way, the repairs need to get completed before the fascia falls off, and we need to get our building signs back up.

Robert and Scott, what are your thoughts?

Thanks, Ed

ONE TEAM MOVING FORWARD

Ed Randall
Director of Property Management
O'Reilly Auto Parts
Phone: 417-874-7138
Fax: 417-874-7112

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—— Forwarded by Ed Randall/OReilly on 09/24/2012 12:48 PM ——

From: Kathy Hammock/OReilly
To: Ed Randall/OReilly@OReilly
Date: 09/24/2012 12:43 PM
Subject: Fw: O'Reilly Store 3252

Ed

Please see what I got from the banker about the repairs

Thank you

Kathy Hammock
PM Maintenance Coordinator
Real Estate
O'Reilly Auto Parts
417-520-4620
417-874-7112 fax

----- Forwarded by Kathy Hammock/O'Reilly on 09/24/2012 12:44 PM -----

From: "Robert K. Clements" <rclements@NorthstarBank.com>
To: "khammock@oreillyauto.com" <khammock@oreillyauto.com>
Cc: "cstrickland2@oreillyauto.com" <cstrickland2@oreillyauto.com>
Date: 09/24/2012 12:42 PM
Subject: RE: O'Reilly Store 3252

Good Morning Kathy

Your letter dated 8/8/12 included a brick repair bid in the amount of \$28,600.00 from G.M.Northrup Corporation. In our last conversation we briefly discussed the concept of reducing the price by the amount of the bid. I am following up as to O'Reilly's interest in proceeding along these lines.

Thank you

Bob Clements

Robert Clements

Senior Vice President Commercial Lending
North Star Bank - "Your Financial Partner"
phone: 651.487.4427 fax: 651.489.9541

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-----Original Message-----

From: khammock@oreillyauto.com [mailto:khammock@oreillyauto.com]
Sent: Thursday, August 30, 2012 10:18 AM
To: Robert K. Clements
Subject: O'Reilly Store 3252

Robert

I was asked to get an update on the progress of the bids on our building in St Paul. Any information you can get to me would be appreciated.

Thank you

Kathy Hammock
PM Maintenance Coordinator
Real Estate
O'Reilly Auto Parts
417-520-4620

417-874-7112 fax

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