

Commercial Utilities, Inc. & Currella Co.

Sewer And Water Construction
1146 East Seventh Street
Saint Paul, Minnesota 55106

(651) 774-0330 • Fax (651) 771-8983

September 3, 2011-09-19

Rich Thom Investments

Fax No. 642-0968

Phone No. 612-723-4725

RE: New sewer & water
1440 Roblyn

We propose to furnish all labor, equipment, material and permits to install a new 4" PVC sanitary sewer service from house to sewer main in street and install a new 1 ½" copper water service from house to property line for the sum of \$4,000.00.

PRICE DOES NOT INCLUDE: City of St. Paul Water Department tap charges for the new 1 ½" copper water service. For tap charge information contact Dave Maruffo at the City of St. Paul Water Department at 266-6813.

Regards,
Commercial Utilities, Inc.



THOMPSON'S MASONRY

STEVE THOMPSON
N5129 CONROY DRIVE • SPOONER, WI 54801
715-635-7922 • CELL 715-491-1091

DATE: 7/12/11

SUBMITTED TO: Rental Building THOMAS INKINER

ADDRESS: 1440 Rosy
Sub Paul MN.

PHONE: _____

CONTRACT DETAILS	AMOUNT
<i>Footings & wall Form PROPOSED</i>	
<i>Building, with Floor, stairs</i>	
<i>0.16 size Scaffolding & Ramp</i>	
<i>Access to Permit</i>	
<i>Approx 300' Cured & Lateral</i>	
TOTAL AMOUNT	\$19,500.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. ANY ALTERATION OR DEVIATION FROM ABOVE WORK SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL, OWNER TO CARRY FIRE, TORNADO, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. WORKMEN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE TAKEN OUT BY DAN KING AGENCY, SPOONER, WISCONSIN.

RESPECTFULLY SUBMITTED BY:

Owner's Signature

[Handwritten Signature]

NOTICE TO OWNER CONCERNING LIEN RIGHTS
 (a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTION.
 (b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

ACCEPTANCE OF PROPOSAL - - - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be as outlined. All material is guaranteed to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE: This is a proposal and may be withdrawn by us if not accepted within 30 days.
 Date of Acceptance

Thank you for your Business.

Payment is due upon completion!

Total Amount Due \$8000.00

CUSTOMER MUST CALL FOR LOCATE
 GOPHER-ONE
 1-800-252-1166

ATT: Rick Thorne
 Cell: 612 723 4725
 Fax: 651 642 0968

Base + Pavement parking lot of approx 4000 sq ft
 6" recycle base (on Subgrade provided) with 10% LUS + roll to smooth finish
 3" LUS + roll to smooth finish

Description

City, State, Zip:	
Address:	
Name/Com:	The Thorne Investment
Phone:	
Cell #:	
Directions:	1440 Roblyn Ave St Paul Minn

1005 South Bremer • P.O. Box 709
 Rush City, MN 55069
 Rush City 320-358-3539 • Forest Lake 651-464-6883
 Fax: 320-358-3952 • www.preterpavinginc.com



PROPOSAL
 Date of Estimate 9-7-11

ROB & RACHEL - Owners
 24560 Poquette Lake Road
 Shell Lake, WI 54871
 Phone: 715-468-4074
 Cell: 715-222-1822



Retaining Walls/Pavers/Landscaping
 Black Dirt/Grass Seed/Sod
 Lot Clearing/Tree Cutting/Driveways
 Backhoe/Bobcat Work/Dump Truck
 Free Est./Insured/20 Years' Exp.

PROPOSAL SUBMITTED TO	PHONE	DATE Sept. 4, 2011
STREET 1440 Roblynn Ave.	JOB NAME	
CITY, STATE AND ZIP CODE St. Paul, Mn 55104	JOB LOCATION	

We hereby submit specifications and estimates for

Landscaping and plantings at 1440 Roblynn Ave
 per architectural plans

We ~~Propose~~ hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
 dollars (\$ 2,500.00)

Payment to be made as follows:

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 be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above 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 of Acceptance: _____

Signature _____

MARTIN JOSEPH DESIGN & CONSTRUCTION, INC.

2154 Hastings Ave, Suite 100 • Newport, MN 55055 • 651.769.2828

Lic. # 5447

September 10, 2011
Job #2011016

Rick Thom
Thom Investments
3 North Gings
St. Paul, MN 55104

Property located at 1440 Roblyn: Carpentry, Privacy Fence, Roof and Electrical

The builder shall provide the necessary labor and materials and perform work as per plans to be done in the improvements in accordance with these specifications and shall be bonding upon every subcontractor, if hired by the general contractor, as well as the General Contractor. All work shall be performed in a neat workmanlike manner. The builder shall have access to the property for all equipment and material deliveries. All surplus materials remain the property of the builder. All agreements contingent upon strike, accidents, or delays beyond the control of the builder.

The builders warranty does not cover any products purchased or services rendered directly by the owner.

The builder will provide Builders Liability Insurance and workers compensation in full until completion of the project. Fire and windstorms and other necessary insurance during construction are to be provided by the owner. The builder shall keep on file the insurance certificates of all subcontractors.

This is a Stipulated Sum Contract.

Any deviation from these specifications or plans involving an extra charge must be agreed upon in writing between the contracting parties before the change is made. The builder shall not take advantage of any discrepancies in the drawings or specifications. If any discrepancies are found, they shall be referred to the owner and be corrected before any contract is entered into. Dimensions shown in figures, on the drawings, shall take precedence over scaled dimensions. Contract does not include any changes in work due to: building code requirements, unusual subsurface conditions, or unforeseeable obstructions above or below grade. Any change resulting in any extra cost will be charged to the owner. Payment of change orders is due upon authorization of each change order. Any change resulting in a credit will be deducted from the next scheduled payment. Changes resulting in the return of materials may incur resocking charges and will be charged to the owner. Any charges incurred from any utility company, specifically, but not limited to, electrical, gas, telephone, cable, sewer and water, are not part of this proposal and will be assessed to the owner.

Any reproduction, copying or use of these specifications by any other party other than Martin Joseph Design and Construction, Inc will be deemed copy write infringement and will be subject to charges for the use of these specifications. This document is intended for the express use of these specifications. This document is intended for Hal Mitchie.. Receipt of these specifications constitutes acknowledgement of the proprietary nature of these specifications.

After April 20, 2010 the EPA requires that homes built prior to 1978 be tested for lead. This test requires that all surfaces affected by the remodel will be tested for lead. The cost of this testing will be spelled out in these specifications under permits and testing. If lead is found we will have two options.

First, you may opt out of the methods the EPA requires that we follow to remove any trace amount of lead. You can qualify to opt out if you meet the following criteria:

- the owner resides in the home.
- No child under 6 years of age resides in the home and the house is not used as a daycare facility.
- No pregnant women reside in the home.
- No child care facility exists on the property

If you meet the aforementioned criteria, you can sign a waiver that will allow us to handle the areas in the safe manner as we have handled demolition debris for the past 18 years.

If you chose not to sign the waiver, we have a second option, we will need to follow the new regulations as prescribed by the EPA that are far more laborious than our standard, safe method. The cost to meet these new guidelines on this job is and additional \$.00 The waiver will be presented to you prior to signing the project. The waiver only allows us to handle the positive tested surfaces in the same manner we handle the non-positive tested surfaces.

We cannot opt out of the testing since the penalty is a \$25,000.00 fine for not testing.

THE BUILDER WILL:

As per the Architects Specifications the following sections are to completed by the Builder:

Carpentry	\$7850.00
Privacy Fence	\$2375.00
Electrical	\$2600.00
Roof:	\$5,600.00
Total:	\$18,425.

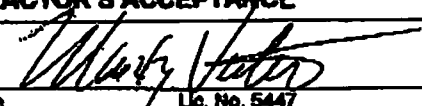
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See attached notice of cancellation form for an explanation of this right.

All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work to be completed in a neat and workmanlike manner. Any alteration or deviation from above specifications involving extra labor and/or materials costs will be executed only upon written order from owner or his authorized agent and will become an extra charge over the below agreed amount. Agreements made with workers or subcontractors on the job are not recognized. Any statements, arrangements or understandings expressed or implied but not contained herein will not be recognized.

We propose to furnish and install the above complete in accordance with the above specifications for the sum of Eighteen thousand Four hundred Twenty-five 00/00— dollars (\$18,425.00).

Payments to be made as follows:

due upon completion.

CONTRACTOR'S ACCEPTANCE		OWNER'S ACCEPTANCE	
_Marty Victoris  Company Representative Lic. No. 5447		The foregoing terms, specifications and conditions are satisfactory and are hereby agreed to. You are authorized to do the work as specified and payment will be made as specified above. The owner, upon signing this agreement, represents and warrants that he/she is the owner of the aforesaid premises and that he/she has read this agreement	
Accepted By			
Contractor Lic. No. 5447		Owner	Date
This Proposal may be withdrawn if not accepted within <u>90</u> days		Owner	Date

Receipt is herewith acknowledged of the foregoing NOTICE, the undersigned CUSTOMERS having received copies thereof, this

the _____ day of _____, 20 _____

_____ customer _____ customer

McQuillan Bros.

Plumbing & Heating Company

688 Hague Ave.
St. Paul, MN 55104
Ph. 651-292-0124 / Fx. 651-292-9614

Wednesdays, September 14, 2011

Throne Investments
3 N Griggs Street
Saint Paul, Minnesota
55104

Attn: Rick Throne

RE: 1440 Roblyn Ave. Saint Paul

HEATING

Scope of Work:

We will provide the labor and materials to complete the following:

- ✓ We will install 3 new direct vent furnaces. These furnaces will be tied into the existing ductwork.
- ✓ They will be vented out the back of the building .
- ✓ We will provide the required Mech. Permits

BASE BID: \$ 5,550.00

NOTES:

ADDITIONS TO BASE BID:

\$ 1800.00 for new gas piping to the mech room

EXCLUSIONS:

- No repairs or patching to walls, ceiling or floors
- No upgrades or repairs to existing piping or ductwork
- No code compliance of existing piping or ductwork
- No asbestos abatement or removal
- No demo
- No electric

STEN

If this proposal is accepted, please sign and return one copy to us. Thank you.

We agree to do the above-described work at 1440 Roblyn for _____ (Items#) for the sum of \$5,550.00 (plus any additions to base bid if accepted) to be paid as follows:

50% down - Final upon completion

This proposal is subject to acceptance within 30 days. 1 ¼% per month charged to account over 30 days. We agree to carry workmen's compensation and public liability insurance, also to pay all sales taxes, old age benefit, and unemployment compensation taxes upon the material and labor furnished under this contract, as required by the United States Government and the state in which this work is performed.

McQuillan Bros. Plumbing & Heating Co.

Tim McQuillan September 19, 2011
Authorized Signature and Title Date

PLEASE TAKE NOTICE:

"(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE."

I HAVE READ THE ABOVE NOTICE AND ACCEPT THE TERMS AND CONDITIONS OF THIS PROPOSAL.

Company or Individual (Please print)

Date

Authorized Signature and Title

TIG-011

McQuillan Bros.

Plumbing & Heating Company

688 Hague Ave.

St. Paul, MN 55104

Ph. 651-292-0124 / Fx. 651-292-9614

Wednesdays, September 14, 2011

Home Investments

111 Griggs Street

St. Paul, Minnesota

55104

Contact: Rick Throne

1440 Roblyn Ave. Saint Paul

PLUMBING

Scope of Work:

We will provide the labor and materials to complete the following:

- ✓ Rough in and finish one ADA bathroom as per our print.
- ✓ We will rough in the groundwork from the front clean out, in order to tie in the existing plumbing stacks.
- ✓ We will re-pipe the basement water piping as per Saint City ordinances.
- ✓ We will gas pipe the three existing water heaters. Gas piping will start in the Mech. Room from manifold supplied in the Mech estimate.
- ✓ We will provide the required plumbing permits and inspection as per Saint Paul City ordinances,

BASE BID: \$7,500.00

EXCLUSIONS:

- repairs or patching to walls, ceiling or floors
- upgrades or repairs to existing piping!
- code compliance of existing piping!
- lead or asbestos abatement or removal
- Outside utilizes
- demo
- electric

ITEM

If this proposal is accepted, please sign and return one copy to us. Thank you.

We agree to do the above-described work at 1440 Roblyn Ave. Saint Paul
For _____ (Items#) for the sum of \$7,500.00 (plus any additions to base bid if accepted)
_____ to be paid as follows:

_____ 50% down - Final upon completion _____

This proposal is subject to acceptance within 30 days. 1 1/2% per month charged to account over 30 days. We agree to carry workmen's compensation and public liability insurance, also to pay all sales taxes, old age benefit, and unemployment compensation taxes upon the material and labor furnished under this contract, as required by the United States Government and the state in which this work is performed.

McQuillan Bros. Plumbing & Heating Co.

Tim McQuillan _____ September 14, 2011 _____
Authorized Signature and Title Date

PLEASE TAKE NOTICE:

"(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

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I HAVE READ THE ABOVE NOTICE AND ACCEPT THE TERMS AND CONDITIONS OF THIS PROPOSAL.

Company or Individual (Please print) Date

Authorized Signature and Title

Handwritten initials: TM

Simple Excavating & Trucking, Inc.

We specialize in all your excavating needs



Proposal

Attention: Rick Thorne (Thorne Investments)

Project: 1440 Robyln
Location: St. Paul, MN
Bid Date: Monday, September 05, 2011

Plans Dated: na
Engineer: na

Bid Items: Excavation of New Home

Notes: *No Layout, Staking, or Surveying*
No Erosion Control
No Soil Correction
No Utilities or Private Locates
No Traffic Control
No Permits/Testing

Price: \$2,150

Any questions, please call Willie Semple 651.248.5030

Any alterations 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 this proposal.

ACCEPTANCE OF PROPOSAL

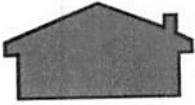
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Terms: Net 30 days. All Past due Accounts Will Be Charged a FINANCE CHARGE OF 1.5% Per Month WHICH is an ANNUAL PERCENTAGE RATE OF 18%

Signature: _____

Date: _____

Simple Excavating & Trucking is Certified as a Small and Woman-Owned Business
Simple Excavating & Trucking • 91 Ridder Circle • St. Paul, MN 55107 • phone (651) 772-1449



C.U. Painting Restoration Inc.

158 E. Annapolis St
West St Paul, MN 55118
612-221-4028

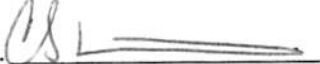
Estimate

E146

September 15, 2011

To:

Thorne Investments
1440 Roblyn Ave.
St Paul, MN 55104

Description	Amount
Painting an Taping	2,000.00
Balance is due Upon Completion of job.	
X. 	
X. _____	
Total	\$2,000.00