

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

Seven Thousand, Nine Hundred Fifty & 00/100 Dollars

PAY
TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$7,950.00

St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810

Villages at Frost-English

Michelle Shade

AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$7,950.00

Development# 1075 Villages at Frost-English File# 40201

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Combined Fire & Domestic Water
Domestic Water Service
Fire Supply

Contract for Installation of a _____ **Domestic Water Service** _____ **Connection**

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(_____ an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 8 inch) (permit a new-RPO _____ inch) (permit use of existing _____ inch) service being a (combined _____ inch fire & _____ inch domestic water) (8 inch domestic water service) (_____ inch fire supply) connection from the water main on Frost Ave to the property line of Lot _____
PIN: 16.29.22.14.0081

to supply a Apartments at 1261 FROST AVE
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

The (8 inch domestic) (_____ inch fire supply) service _____
Admin. fee (_____ inch domestic) (_____ inch fire supply) service _____
Street repair _____ (type) _____
Street permit _____
Frost _____
Winter paving _____
The _____ inch domestic meter setting (turn-on) _____
Seal by-pass meter on fire supply _____
Cut-off, (see CUT-OFFS on other side) _____
Sub-total _____

	Estimated Charge		Schedule Charge	
The (<u>8</u> inch domestic) (_____ inch fire supply) service _____	\$	7,700	00	\$
Admin. fee (_____ inch domestic) (_____ inch fire supply) service _____				
Street repair _____ (type) _____				
Street permit _____				
Frost _____				
Winter paving _____				
The _____ inch domestic meter setting (turn-on) _____				
Seal by-pass meter on fire supply _____				
Cut-off, (see CUT-OFFS on other side) _____			250	00
Sub-total _____	\$			\$
TOTAL COST _____				\$ 7,950 00

3. SPECIAL CONDITIONS: _____

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X Shane Lafave 9-18-15
SIGNATURE (PRINT NAME BELOW) DATE

Shane Lafave
PRINTED NAME

Maplewood Acquisition LLC
COMPANY NAME

233 Park Ave S, Suite 201
CURRENT ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

PAID BY: Maplewood Apartments Limited Partnership 9-18-15
NAME DATE

233 Park Ave S, Suite 201
ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek 05/21/2015
BY AGENT DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Work Order No.	Charge
1257 Frost Ave	1"	1502778	\$250

OFFICE USE ONLY:

WO#	1502766	Invoice #	
Pd.			
Check#		Name	

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

Seven Thousand, Eight Hundred Twenty-Five & 00/100 Dollars

PAY

TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$7,825.00

**St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810**

Maplewood Apartments LP

Michelle Shadle

AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$7,825.00 Draw# 3
File# 40201 Project# 2543 Maplewood Apartments LP
Owner: Maplewood Apartments LP
Location: 1955 English Street North Maplewood, MN
City / county fees

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Auto Fire Connection

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 8 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined inch fire & inch domestic water) (inch domestic water service) (8 inch fire supply) connection from the water main on Frost Ave to the property line of Lot

PIN: 16.29.22.14.0081

to supply a Apartments at 1261 FROST AVE

TYPE OF BUILDING

ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

	Estimated Charge		Schedule Charge	
The (<u> </u> inch domestic) (<u>8</u> inch fire supply) service	\$	7,700	00	\$
Admin. fee (<u> </u> inch domestic) (<u> </u> inch fire supply) service				
Street repair <u> </u> (type) <u> </u>				
Street permit <u> </u>				
Frost <u> </u>				
Winter paving <u> </u>				
The <u> </u> inch domestic meter setting (turn-on) <u> </u>				
Seal by-pass meter on fire supply <u> </u>				125 00
Cut-off, (see CUT-OFFS on other side) <u> </u>				
Sub-total	\$			\$
TOTAL COST				\$ 7,825 00

3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X *Shane Lafave* 9-18-15
SIGNATURE (PRINT NAME BELOW) DATE

Shane Lafave
PRINTED NAME

Maplewood Acquisition LLC
COMPANY NAME

233 Park Ave S, Suite 201
CURRENT ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

PAID BY:
Maplewood Apartments Limited Partnership 9-18-15
NAME DATE

233 Park Ave S, Suite 201
ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:
Brent Marsolek 05/21/2015
BY AGENT DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

- 4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
- 5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
- 6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
- 7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
- 8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
- 9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
- 10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
- 11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
- 12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
- 13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board.
- 14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Account No.	Charge

OFFICE USE ONLY:

WO#	1502767	Invoice #	
Pd.			
Check#		Name	

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

Seven Thousand, Nine Hundred Fifty & 00/100 Dollars

PAY

TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$7,950.00

St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810

Maplewood Apartments LP

Michelle Shade
AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$7,950.00 Draw# 3
File# 40201 Project# 2543 Maplewood Apartments LP
Owner: Maplewood Apartments LP
Location: 1955 English Street North Maplewood, MN
City / county fees

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Domestic Water Service Connection

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 8 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined inch fire & inch domestic water) (8 inch domestic water service) (inch fire supply) connection from the water main on English St to the property line of Lot
PIN: 16.29.22.14.0077

to supply a Apartments at 1955 ENGLISH ST
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

The (8 inch domestic) (inch fire supply) service
Admin. fee (inch domestic) (inch fire supply) service
Street repair (type)
Street permit
Frost
Winter paving
The inch domestic meter setting (turn-on)
Seal by-pass meter on fire supply
Cut-off, (see CUT-OFFS on other side)
Sub-total

	Estimated Charge		Schedule Charge	
The (<u>8</u> inch domestic) (<u> </u> inch fire supply) service	\$	7,700	00	\$
Admin. fee (<u> </u> inch domestic) (<u> </u> inch fire supply) service				
Street repair <u> </u> (type) <u> </u>				
Street permit <u> </u>				
Frost <u> </u>				
Winter paving <u> </u>				
The <u> </u> inch domestic meter setting (turn-on) <u> </u>				
Seal by-pass meter on fire supply <u> </u>				
Cut-off, (see CUT-OFFS on other side) <u> </u>			250	00
Sub-total <u> </u>	\$			\$
TOTAL COST			7,950	00

3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X Shane Lafave 9-18-15
SIGNATURE (PRINT NAME BELOW) DATE
Shane Lafave
PRINTED NAME
Maplewood Acquisition LLC
COMPANY NAME
233 Park Ave S, Suite 201
CURRENT ADDRESS
Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

PAID BY:

Maplewood Apartments Limited Partnership 9-18-15
NAME DATE
233 Park Ave S, Suite 201
ADDRESS
Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek 05/21/2015
BY AGENT DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Work Order No.	Charge
1955 English St	1.5"	1502781	\$250.00

OFFICE USE ONLY:

WO#	1502770	Invoice #	
Pd.			
Check#		Name	

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

Eight Thousand, Six Hundred Twenty-Five & 00/100 Dollars

PAY

TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$8,625.00

St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810

Maplewood Apartments LP

Michelle Shadler

AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$8,625.00 Draw# 3
File# 40201 Project# 2543 Maplewood Apartments LP
Owner: Maplewood Apartments LP
Location: 1955 English Street North Maplewood, MN
City / county fees

**SAINT PAUL REGIONAL WATER SERVICES
WATER SERVICE CONTRACT**

Combined Fire & Domestic Water
Domestic Water Service
Fire Supply

Contract for Installation of a Auto Fire **Connection**

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 8 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined inch fire & inch domestic water) (inch domestic water service) (8 inch fire supply) connection from the water main on English St to the property line of Lot
PIN: 16.29.22.14.0077

to supply a Apartments at 1955 ENGLISH ST
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

	Estimated Charge	Schedule Charge
The (<u> </u> inch domestic) (<u>8</u> inch fire supply) service	\$ 7,700 00	\$
Admin. fee (<u> </u> inch domestic) (<u> </u> inch fire supply) service		
Street repair <u> </u> (type) <u> </u>		
Street permit <u> </u>		
Frost <u> </u>		
Winter paving <u> </u>		
The <u> </u> inch domestic meter setting (turn-on) <u> </u>		
Seal by-pass meter on fire supply <u> </u>		125 00
Cut-off, (see CUT-OFFS on other side) <u> </u>		800 00
Sub-total	\$	\$
TOTAL COST		\$ 8,625 00

3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X *Shane Lafave* 9-18-15
SIGNATURE (PRINT NAME BELOW) DATE

Shane Lafave
PRINTED NAME

Maplewood Acquisition LLC
COMPANY NAME

233 Park Ave S, Suite 201
CURRENT ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

PAID BY: Maplewood Apartments Limited Partnership 9-18-15
NAME DATE

233 Park Ave S, Suite 201
ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek 05/21/2015
BY AGENT DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or "Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board.
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Work Order No.	Charge
1955-AF English St	8"	1502780	\$800.00

OFFICE USE ONLY:

WO#	1502769	Invoice #	
Pd.			
Check#		Name	

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

Eight Thousand, Six Hundred Twenty-Five & 00/100 Dollars

PAY
TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$8,625.00

St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810

Maplewood Apartments LP

Michelle Shades
AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$8,625.00 Draw# 3
File# 40201 Project# 2543 Maplewood Apartments LP
Owner: Maplewood Apartments LP
Location: 1955 English Street North Maplewood, MN
City / county fees

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Auto Fire **Connection**
This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 8 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined 8 inch fire & 2 inch domestic water) (inch domestic water service) (inch fire supply) connection from the water main on English St to the property line of Lot
PIN: 16.29.22.14.0099

to supply a Commercial Property at 1291 FROST AVE
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

	Estimated Charge		Schedule Charge	
The (<u> </u> inch domestic) (<u>8</u> inch fire supply) service	\$	7,700 00	\$	
Admin. fee (<u> </u> inch domestic) (<u> </u> inch fire supply) service				
Street repair <u> </u> (type)				
Street permit <u> </u>				
Frost <u> </u>				
Winter paving <u> </u>				
The <u> </u> inch domestic meter setting (turn-on)				
Seal by-pass meter on fire supply			125	00
Cut-off, (see CUT-OFFS on other side)			800	00
Sub-total	\$		\$	
TOTAL COST			\$	8625 00

3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X Share Lafave 9-18-15
SIGNATURE (PRINT NAME BELOW) DATE

Share Lafave
PRINTED NAME

Maplewood Acquisition LLC
COMPANY NAME

233 Park Ave S, Suite 201
CURRENT ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

PAID BY:

Maplewood Apartments Limited Partnership 9-18-15
NAME DATE

233 Park Ave S, Suite 201
ADDRESS

Minneapolis MN 55415 612-436-9146
CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek 05/21/2015
BY AGENT DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or "Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Work Order No.	Charge
1291-AF Frost Ave	8"	1502792	\$800.00

OFFICE USE ONLY:

WO#	1502777-01	Invoice #	
Pd.			
Check#		Name	

COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCOUNT

200 S 6TH ST STE 1300
MINNEAPOLIS, MN 55402
(612) 337-2490

USBANK
17-2-910

One Thousand, Two Hundred Fifty & 00/100 Dollars

PAY

TO THE
ORDER OF

DATE
9/16/15

AMOUNT
\$1,250.00

St. Paul Regional Water Services
1900 Rice St.
St. Paul, MN 55113-6810

Maplewood Apartments LP

Michelle Shadee

AUTHORIZED SIGNATURE

Security features. Details on back.



COMMERCIAL PARTNERS TITLE, LLC

CONSTRUCTION DISBURSING ACCT

9/16/15 \$1,250.00 Draw# 3
File# 40201 Project# 2543 Maplewood Apartments LP
Owner: Maplewood Apartments LP
Location: 1955 English Street North Maplewood, MN
City / county fees

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Domestic Water Service Connection

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 1 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined inch fire & inch domestic water) (1 inch domestic water service) (inch fire supply) connection from the water main on Frost Ave to the property line of Lot
PIN: 16.29.22.14.0078

to supply a Liquor Store at 1281 FROST AVE
TYPE OF BUILDING ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

The (1 inch domestic) (inch fire supply) service
Admin. fee (inch domestic) (inch fire supply) service
Street repair (type)
Street permit
Frost
Winter paving
The inch domestic meter setting (turn-on)
Seal by-pass meter on fire supply
Cut-off, (see CUT-OFFS on other side)
Sub-total

	Estimated Charge		Schedule Charge	
The (<u>1</u> inch domestic) (<u> </u> inch fire supply) service	\$	1,250 00	\$	
Admin. fee (<u> </u> inch domestic) (<u> </u> inch fire supply) service				
Street repair <u> </u> (type) <u> </u>				
Street permit <u> </u>				
Frost <u> </u>				
Winter paving <u> </u>				
The <u> </u> inch domestic meter setting (turn-on) <u> </u>				
Seal by-pass meter on fire supply <u> </u>				
Cut-off, (see CUT-OFFS on other side) <u> </u>				
Sub-total	\$		\$	
TOTAL COST			\$	1,250 00

3. SPECIAL CONDITIONS:

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

X Shane Lafave

SIGNATURE (PRINT NAME BELOW)

Shane Lafave

PRINTED NAME

Maplewood Acquisition LLC

COMPANY NAME

233 Park Ave S, Suite 201

CURRENT ADDRESS

Minneapolis

CITY

MN

STATE

55415

ZIP CODE

612-436-9146

PHONE

PAID BY:

Maplewood Apartments Limited Partnership

NAME

233 Park Ave Suite 201

ADDRESS

Minneapolis

CITY

MN

STATE

55415

ZIP CODE

612-436-9146

PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek

BY

AGENT

05/21/2015

DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Account No.	Charge

OFFICE USE ONLY:

WO#	1502772	Invoice #	
Pd.			
Check#		Name	

SAINT PAUL REGIONAL WATER SERVICES WATER SERVICE CONTRACT

Contract for Installation of a Domestic Water Service Connection

This contract is made and entered into on May 21, 2015 by and between the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, hereinafter designated as "Board", and MAPLEWOOD ACQUISITION LLC

(an individual) (a corporation), hereinafter designated as "Property Owner".

Said parties, in consideration of the mutual covenants and agreements set forth, have agreed as follows:

1. Board agrees to (install a 2 inch) (permit a new-RPO inch) (permit use of existing inch) service being a (combined inch fire & inch domestic water) (2 inch domestic water service) (inch fire supply) connection from the water main on Tapped inside building to the property line of Lot

PIN: 16.29.22.14.0099

to supply a Commercial Property at 1291 FROST AVE

TYPE OF BUILDING

ADDRESS

2. Charges are based upon information available at the time the contract is executed and are subject to change and adjustment upon completion of work dependent on conditions encountered during construction. Estimated charges are subject to additional billing or refund upon completion of installation.

The charges are as follows:

The (2 inch domestic) (inch fire supply) service
Admin. fee (inch domestic) (inch fire supply) service
Street repair (type)
Street permit
Frost
Winter paving
The inch domestic meter setting (turn-on)
Seal by-pass meter on fire supply
Cut-off, (see CUT-OFFS on other side)
Sub-total

	Estimated Charge	Schedule Charge
\$	N/C	\$
\$		\$
TOTAL COST		\$ N/C

3. SPECIAL CONDITIONS: Tapped inside building – RPO – no costs

The Property Owner has read and agreed to the STANDARD REQUIREMENTS, paragraphs 4. through 14. (on other side)
This contract shall become binding upon receipt of payment and signing of the contract by both parties. This contract shall be binding upon the Property Owner, its successors and assigns. The Property Owner shall reserve the right to cancel the contract at any time prior to start of installation. If the Property Owner does not execute all terms of this contract within six (6) months of the date payment is received, the contract shall automatically become null and void.

PROPERTY OWNER / AGENT:

Shane LaFave
SIGNATURE (PRINT NAME BELOW)

9-18-15
DATE

Shane LaFave
PRINTED NAME

Maplewood Acquisition LLC
COMPANY NAME

233 Park Ave S, Suite 201
CURRENT ADDRESS

Minneapolis
CITY

MN 55415
STATE ZIP CODE

612-436-9146
PHONE

PAID BY:
Tapped inside building – RPO – no costs

9-18-15
DATE

N/A
NAME

ADDRESS

CITY STATE ZIP CODE PHONE

BOARD OF WATER COMMISSIONERS:

Brent Marsolek

05/21/2015

BY AGENT

DATE

3. SPECIAL CONDITIONS: (continued from other side) _____

STANDARD REQUIREMENTS:

4. Where an open cut is not permitted in a street by a governmental unit, and, consequently, a casing tube is required for the service installation, the Property Owner shall obtain the necessary permits and provide the casing tube and its installation, all at the sole expense of the Property Owner.
5. Property Owner agrees to pay for the service installation prior to the start of work in accordance with the charges in effect at the time payment is made, as provided under Title XI of the Legislative Code of the City of Saint Paul. Estimated charges are subject to additional billing or refund upon completion of the installation.
6. Board agrees to install and/or permit a street service connection in accordance with Title XI of the Legislative Code of the City of Saint Paul.
7. Before the street service connection is installed, the Property Owner agrees to have a stake placed on the property line where said connection is to enter the property. The stake shall be marked accordingly, "Water Service" or "Fire Supply". When the building is on the property line and when a hole in the building wall is required, such hole and approved sleeve shall be provided by the Property Owner.
8. Property Owner shall be responsible to provide the service installation within private property. The service shall be installed by a plumber licensed by the City of Saint Paul. The installation shall be in accordance with Title XI of the Legislative Code of the City of Saint Paul and inspected by Saint Paul Regional Water Services.
9. When the building is located on the property line, the Property Owner shall provide all testing and flushing of underground piping, all at the expense of the Property Owner.
10. Property Owner agrees to permit employees of the Board ready access to the water meter at all times so that it may be installed, examined, read or removed and to relieve the Board of any liability or responsibility for breakage or leakage caused by the meter installation, removal or resetting. Property Owner agrees to pay the cost of repair or replacement of the water meter if damaged or unlawfully removed from the premises.
11. Board agrees to install a water meter on the domestic service, the domestic water meter shall remain the property of the Board. The Property Owner shall furnish and install an approved meter on the fire supply connection.
12. Board agrees to supply water to the real property described above in accordance with the applicable rates of charges, rules and regulations as they are or shall be established from time to time by the Board.
13. Property Owner agrees to pay water bills at rates now in effect or which may be established hereinafter and to be governed by all rules, regulations and conditions of Saint Paul Regional Water Services as may be adopted by the Board.
14. Property Owner, its successors and assigns agree to fully indemnify, defend and hold harmless the Board, its officers, agents, employees and servants from all suits, actions or claims which shall arise from any injuries or damages caused by water leaking from a break or leak in the service connection and/or fire supply connection.

CUT-OFFS:

Address	Size	Account No.	Charge

OFFICE USE ONLY:

WO#	1502777-16	Invoice #	
Pd.			
Check#		Name	