WORK PLAN

1649 Ross Avenue
St. Paul, Minnesota

The owners of 1649 Ross Avenue in St. Paul, Minnesota, provide the following work plan to abate a nuisance building by completing the following:

	Week Of
Payment of Code Compliance Inspection Fee	December 3, 2013
Secure building and provide lock box for entry by City Inspectors completed January 10, 2014)	December 29, 2013
Restore natural gas service and heat to premises	January 9, 2014
Payment of $5,000 performance deposit	January 14, 2014
Removal of debris from premises	January 14, 2014

Electrical – BC&A's Electric Co., St. Paul, Minnesota (Electrical Contractor #EA-000204).

Complete electric repair based on Code Compliance, including the following:

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service.
- Bond around water meter with a cooper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement.
- Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, install carbon monoxide detector(s) within 10 feet of all bedrooms.
- Properly wire exterior lights at front/side/back door.
- Remove and/or re-wire all illegal, improper or hazardous wiring in basement/shed.

- Replace all painted-over receptacles.
- Attach Service Entrance Conductors from utility to service attachment knob on house.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

Estimated Cost of Repair: $1,255.00
Completion Date: February 24, 2014

Building – AM Mechanical, Woodbury, Minnesota:

- Install new kitchen cabinets
- Provide major clean-up of premises.
- Refinish floors; install linoleum in bathroom
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary.
- Provide complete storms and screens, in good repair for all door and window openings. Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key.
- Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Provide fire block construction as necessary and seal chases in basement ceiling.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide durable, dustless parking surface as specified in the zoning code.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.

- Install joist hangers on joist headered off at center of basement at south side of basement ceiling.
- East side basement beam has 3 1/2 inch plumbing hole through it.
- Install post at east side of basement stairs, headered off joist over loaded.
- Totally rebuild storage shed or remove.
- Repair fence.
- Install handrail and guardrail on basement stairs.
- A building permit is required to correct the above deficiencies.

Estimated Cost of Repair: $9,500.00
Completion Date: April 1, 2014

Plumbing – AM Mechanical, Woodbury, Minnesota:

- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 715.1720)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Lavatory - incorrectly vented (MPC 2500)
- Basement - Lavatory - waste incorrect (MPC 2300) needs to be two inch below the floor
- Basement - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - replace waste and overflow (MPC 1240)
- First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - water piping incorrect (MPC 0200 P.)
- A Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Estimated Cost of Repair: $3,900.00
Completion Date: March 15, 2014

Heating – AM Mechanical Co., Woodbury, Minnesota

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Replace furnace flue venting to code.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Plug, cap and/or remove all disconnected gas lines
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms
- Seal furnace plenum holes.
- Mechanical gas permit is required for the above work.

Estimated Cost of Repair: $1,500.00
Completion Date: March 15, 2014

Note: Any roof, excavating, sidewalk and painting repairs will be completed as weather permits and shall be completed no later than June 30, 2014.

Date: 2/5/14

Eleanor Hammes, Owner

Date: 2/5/14

Edward Kuhlman, Personal Representative of
Earl Hammes Estate, Owner

AFFIDAVIT OF FINANCIAL ABILITY

1649 Ross Avenue
St. Paul, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

I, James B. Gasperini, being duly sworn, state:

1. I am an attorney licensed to practice law in the State of Minnesota.

2. I represent Eleanor Hammes, individually, Eleanor Hammes as Attorney-in-Fact for Leo Hammes and Edward Kuhlman as Personal Representative of the Estate of Earl Hammes, each representing a one-fifth ownership interest in 1649 Ross Avenue, St. Paul, Minnesota.

3. I represent the above parties relative to a number of real estate transactions in which the parties are receiving substantial funds well in excess of the cost of repairing and/or replacing 1649 Ross Avenue.

4. I represent that Eleanor Hammes and Edward Kuhlman, in their respective roles, shall take responsibility for and dedicate the necessary funds to completely renovate and repair 1649 Ross Avenue in accordance with Order to Abate Nuisance Building (September 24, 2013) and at the direction of City of St. Paul Inspectors and/or representatives.

5. The parties anticipate spending approximately $15,000.00 based on the work done and the estimates for repairs to be completed. In addition, the parties have set aside $20,000.00 and have funds in excess of this amount to complete the repairs.

AFTON LAW OFFICE, P.A.

Date: 2-5-14

James B. Gasperini, #17550X
Attorney for Eleanor Hammes
Attorney for Edward Kuhlman
3121 St. Croix Trail South
Afton, MN 55001
651-436-8656

Subscribed and sworn to before me
this 5th day of February, 2014.

Notary Public

HEIDI L. ANDERSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015