

LARSON • KING

STEPHEN P. LAITINEN

Direct Dial: 651-312-6517

E-Mail: slaitinen@larsonking.com

February 16, 2018

Via Hand-Delivery

Marcia Moermond
Legislative Hearing Officer
City of Saint Paul
Office of the City Council
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102-1615

Re: Making Finding On The Appeal To Rehab Or Raze And Removal Of The
Structure At 670 Western Avenue North (Council File RLH RR 17-22)

Dear Ms. Moermond:

Per your February 8, 2016 letter, attached are the following:

1. Proof of posting of the \$10,000 performance deposit with DSI on February 14, 2018 (TAB 1);
2. The detailed work plan/sworn construction statement, with timelines and bids, for completion of the work at 670 Western Avenue North (TAB 2);
3. The February 14, 2018 Letter from Wings Financial Credit Union confirming the existence of financing to Walker Properties, LLC to execute the work plan (TAB 3);
4. Affidavit of Wayne Benson stating that to the extent it will be required, the necessary funds will be set aside from other business or personal accounts to complete the work at 670 Western Avenue North (TAB 4); and
5. Monthly property maintenance receipts from Dwaynes Lawn & Snow Care for the 670 Western Avenue North property (TAB 5).

Respectfully submitted,

LARSON • KING, LLP


Stephen P. Laitinen

SPL/ja
Enclosures

cc. Wayne Benson
Les Stroklund, Mastercraft Construction, LLC



CITY OF SAINT PAUL

OFFICE OF THE CITY COUNCIL

310 CITY HALL

15 WEST KELLOGG BOULEVARD

SAINT PAUL, MN 55102-1615

Marcia Moermond, Legislative Hearing Officer

EMAIL: legislativehearings@ci.stpaul.mn.us

PHONE: (651) 266-8560 FAX: (651) 266-8574

February 8, 2018

Steve Laitinen
Larson King Law Firm
30 – 7th Street E #2800
St Paul MN 55101

Les Stroklund
Mastercraft Construction LLC
1650 West End Blvd, Ste. #100
St Louis Park MN 55416

VIA EMAIL: slaitinen@larsonking.com

VIA EMAIL: lstroklund@gorhamave.com

Re: Making Finding on the appealed to rehab or raze and removal of the structure at 670 Western Avenue North (Council File RLH RR 17-22)

Dear Mr. Laitinen & Mr. Stroklund:

This is to confirm that on January 30th at the Legislative Hearing, Marcia Moermond recommended that on February 7 at 3:30 p.m., she will ask the City Council to continue the matter to February ~~20~~ 21, 2018 at 3:30 p.m. in Room 300 City Hall.

The following conditions need to be met by February 16 in order to get a recommendation of a grant of time to rehabilitate the structure from the City Council:

1. An additional \$10,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note that the deposit will be returned with interest when the code compliance certificate is issued within the grant of time from the City Council; (NOTE: Ms. Moermond is recommending the City Council forfeit the current \$5,000 performance deposit);
2. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work will need to be provided;
3. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account);
4. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit from Walker that states the necessary funds will be set aside from other business or personal accounts; and
5. the property must be maintained.

Sincerely,

/s/

Marcia Moermond
Legislative Hearing Officer

cc: Steve Magner, Code Enforcement Manager (DSI) via email
Steve Ubl, Building Official (DSI) via email
Jim Seeger, Building Inspector (DSI) via email
Joe Yannarely, Vacant Building Supervisor (DSI) via email
Christine Boulware, Heritage Preservation Planner (PED) via email
Vicki Sheffer, Executive Assistant (DSI) via email
Walker Properties LLC, 1415 – 5th Street South, Ste. D, Hopkins MN 55343-7823



RECEIPT

CITY OF SAINT PAUL

Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Phone: 651-266-8989
Fax: 651-266-9124
www.stpaul.gov/dsi

Payment #: 1255271

Payment Date: February 15, 2018

Paid By: WINGS FINANCIAL CREDIT UNION
14985 GLAZIER AVE SUITE 100
APPLE VALLEY MN 55124
USA

Amount Paid: \$10,000.00

Payment Type: Check

WORK: 952-997-8063

Transaction Description

Project Location: 670 WESTERN AVENUE
ST PAUL MN 55103-1668

15-189531

TYPE: VACANT BUILDING

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

Yes

Lock Box combination

2468

FEES

Performance Deposit \$ 10,000.00

TOTAL \$ 10,000.00

** To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. **

** Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. **



CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1808
General Information: 651-266-9090
Code Compliance: 651-266-9016 - Fax: 651-266-9124
Visit our web site: www.stpaul.gov/dsi
Fax: 651-266-9124

FOLDER #
(for office use only)

\$10,000
VACANT BUILDING ~~\$5,000.00~~ PERFORMANCE DEPOSIT

DATE Feb. 14, 2018
VACANT BUILDING ADDRESS 670 Western Avenue North
DEPOSITOR'S NAME Winks Financial Credit Union
DEPOSITOR'S ADDRESS 14985 Glazier Avenue, Suite 100
CITY Apple Valley STATE MN ZIP CODE 55124-6539
DAYTIME PHONE (952) 997-8063 FAX NUMBER ()

\$10,000

When your project is completed and approved, your ~~\$5,000.00~~ performance deposit plus interest will be refunded to you.

I understand that all items listed on the Inspection report must be corrected within six (6) months and where applicable (Category 3 Building), a \$5,000.00 performance deposit (cash or bond) must be made before a permit will be issued. It may be possible to get an additional six (6) months to complete project if work is proceeding expeditiously and is more than 50% complete or if unforeseen conditions have had a significant schedule impact on the completion of work.

I also understand that this property shall not be occupied until all code corrections are made and written authorization to occupy is obtained.

Please indicate below the address your Refund Check should be sent to:

NAME Butch Kummer, c/o Winks Financial Credit Union
ADDRESS 14985 Glazier Avenue, Suite 100
CITY Apple Valley STATE MN ZIP 55124-6539

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION:



☐ American Express ☐ Discover ☐ MasterCard ☐ Visa

Expiration Date: _____ Account Number: _____ Amount: \$ _____
_____/____/____ - _____ - _____

Signature of Card Holder (required for all charges)

Date



14985 Glazier Avenue, Suite 100

CREDIT UNION

Vendor Apple Valley, MN 55124-6538

Dated: 02/12/2018

Date 02/02/2018 Item# 162430 Invoice ID 670 WESTERN AVE

Description Walker Properties- Loan 002

Amount 10,000.00

Total Amount: = \$10,000.00

NON NEGOTIABLE

THE FACE OF THIS DOCUMENT HAS A BLUE BACKGROUND ON WHITE PAPER



14985 Glazier Avenue, Suite 100

CREDIT UNION

Apple Valley, MN 55124-6538

Accounts Payable

Check Number:

22-7615
2960
163360

02/12/2018

\$10,000.00

PAY

***** TEN THOUSAND AND 00/100

VOID AFTER 60 DAYS

TO City of Saint Paul

THE 15 West Kellogg Blvd

ORDER Saint Paul, MN 55102-1615

OF

Frank W. Melina

Authorized Signature

SECURITY FEATURES INCLUDED, DETAILS ON BACK.

163360

29607615

8102270025



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL

310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8560 FAX: (651) 266-8574

February 2, 2018

Steve Laitinen
Larson King Law Firm
30 – 7th Street E #2800
St Paul MN 55101

Les Stroklund
Mastercraft Construction LLC
1650 West End Blvd, Ste. #100
St Louis Park MN 55416

VIA EMAIL: slaitinen@larsonking.com

VIA EMAIL: lstroklund@gorhamave.com

Re: Making Finding on the appealed to rehab or raze and removal of the structure at 670 Western Avenue North (Council File RLH RR 17-22)

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The following conditions need to be met by February 16 in order to get a recommendation of a grant of time to rehabilitate the structure from the City Council:

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2. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work will need to be provided;
3. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account);
4. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit from Walker that states the necessary funds will be set aside from other business or personal accounts; and
5. the property must be maintained.

Sincerely,



Mastercraft Construction, LLC

February 14, 2018

**RE: 670 Western Avenue
St. Paul, MN 55103**

To Whom It May Concern,

Enclosed please find the detailed work plan and sworn construction statement, which includes timelines and bids for completion of the work at 670 Western Avenue N. Please contact me if you have any questions.

Sincerely,

Les Stroklund, President
Mastercraft Construction, LLC
1650 West End Blvd, Suite 100
St. Louis Park, MN 55416

Day 1 – 7: Complete demolition, complete backspray to seal structure

Day 8 – 14: Rough carpentry

Day 15 – 21: Structural and code repairs

Day 22 – 28: Framing rough in inspection

Day 29 – 35: HVAC rough in

Day 36 – 42: HVAC inspection

Day 43 – 49: Plumbing rough in

Day 50 – 56: Plumbing rough in inspection

Day 57 – 63: Electrical rough in, window installation

Day 64 – 70: Electrical rough in inspection

Day 71 – 77: Insulation and insulation inspection

Day 78 – 84: Dry wall installation

Day 85 – 91: Drywall taping

Day 92 – 98: Drywall inspection

Day 99 – 105: Re-roof, install vinyl flooring

Day 106 – 112: Siding, Interior trim

Day 113 – 119: Siding, Install interior trim and cabinets

Day 120 – 126: Interior painting

Day 127 – 133: HVAC final and inspection

Day 134 – 140: Deliver and install appliances

Day 141 – 147: Plumbing final and inspection

Day 148 – 154: Electrical final and inspection

Day 155 – 161: Install carpet, paint touch up

Day 162 – 168: Final move in clean, building final inspection

Walker Properties LLC (1)
 670 Western Ave
 St. Paul, MN

Sun	Mon	Tues	Wed	Thu	Fri	Sat
Day 1 - 7	Complete Complete	Demolition Backsplat to seal	Structural			
Day 8 - 14	Rough	Carpentry				
Day 15 - 21	Structural	and Code Repairs				
Day 22 - 28	Framing	Rough in	Inspection			
Day 29 - 35	H V A C	Rough in				
Day 36 - 42	H V A C	Inspection				

670 Western
St. Paul, MN

Sun	Mon	Tues	Wed	Thu	Fri	Sat
Day 43-49	Plumbing	Plumbing	Rough in	Rough in	→	
Day 50-56	Plumbing	Rough in	Inspection			
Day 57-63	Electrical	Rough in				
	Window Installation					
Day 64-70	Electrical	Rough in	Inspection			
Day 71-77	Insulation	and Insulation	Inspection			
Day 78-84	Dry wall	Installation				

670 Western

(3)

Sun	Mon	Tues	Wed	Thu	Fri	Sat
Day 85-91	Dry wall	Taping	→			
Day 92-98	Dry wall	Inspection	→			
Day 99-105	Re roof Install Vinyl Flooring	→				
Day 106-112	Siding. Interior Trim					
Day 113-119	Siding Install Interior trim and Cabinets					
Day 120-126	Interior Painting					

670 Western
St. Paul MN.

(4)

Sun	Mon	Tues	Wed	Thu	Fri	Sat
Day 127-133	H V A C	Final and Inspection				
Day 134-140	Deliver and Install Appliances					
Day 141-147	Plumbing Final and Inspection					
Day 148-154	Electrical Final and Inspection					
Day 155-161	Install Carpet Paint Touch up					
	Final Move in Clean					
Day 162-168	Building Final Inspection					

1

670 WESTERN AVE NO. ST PAUL

Quote #: 2HQR64A

A Proposal for Window and Door Products prepared for:

Shipping Address:

AUTOMATED BUILDING COMPONENTS

2460 GALPIN CT STE 130

CHANHASSEN, MN 55317-4767



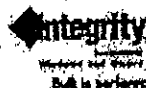
AUTOMATED BUILDING COMPONENTS, INC.
MILLWORK DIVISION

BRIAN FERGUSON
AUTOMATED BUILDING COMPONENTS
PO BOX 950
CHANHASSEN, MN 55317-0950
Phone: (952) 937-9060

Email: brian_ferguson@lymanrs.com

This report was generated on 4/1/2018 11:02:14 AM using the Marvin Order Management System, version 0002.07.00 (Current). Price in USD, Unit, availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



2

DMS Ver. 0002.07.00 (Current)
Product availability and pricing subject to change.

670 WESTERN AVE NO. ST PAUL
Quote Number: 2HQ864A
Architectural Profile Number:

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11 TOTAL UNIT QTY: 11 EXT NET PRICE: USD 5,411.83

LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	KITCHEN (EAST)	Integrity	All Ultrax Integrity Assembly RO 67 3/4" X 57" Entered as FS 67 1/4" X 56 1/2"	815.28	1	815.28
2	KITCHEN (NORTH)	Integrity	All Ultrax Double Hung RO 33 3/4" X 57" Entered as FS 33 1/4" X 56 1/2"	407.64	1	407.64
3	KITCHEN (SOUTH)	Integrity	All Ultrax Double Hung RO 47 3/4" X 60" Entered as FS 47 1/4" X 59 1/2"	464.52	1	464.52
4	LIVING ROOM	Integrity	All Ultrax Integrity Assembly RO 60" X 62" Entered as RO 60" X 62"	777.36	1	777.36
5	LIVING RM	Integrity	All Ultrax Awning RO 35" X 18" Entered as RO 35" X 18"	305.26	1	305.26
6	LIVING ROOM (FRONT ELEV.)	Integrity	All Ultrax Double Hung RO 26" X 65" Entered as RO 26" X 65"	388.68	1	388.68
7	FRONT BED RM	Integrity	All Ultrax Double Hung RO 38" X 65" Entered as RO 38" X 65"	450.62	1	450.62
8	CENTER BED RM	Integrity	All Ultrax Casement RO 33 1/2" X 57" Entered as FS 33" X 56 1/2"	487.27	1	487.27
9	STAIRS	Integrity	All Ultrax Double Hung RO 21" X 56" Entered as FS 20 1/2" X 55 1/2"	441.14	1	441.14
10	2ND FLOOR BED RM	Integrity	All Ultrax Double Hung RO 37 1/2" X 56" Entered as FS 37" X 55 1/2"	439.24	1	439.24
11	BATH ROOM	Integrity	All Ultrax Double Hung RO 25 1/2" X 48 1/2" Entered as FS 25" X 48"	434.82	1	434.82

3

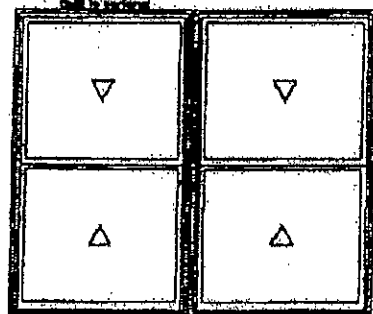
OHS Ver. 0002.07.00 (Current)
Product availability and pricing subject to change.

670 WESTERN AVE NO, ST PAUL
Quote Number: 2HQR84A
Architectural Profile Number:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: KITCHEN (EAST)	Net Price:		815.28
Qty: 1		Ext. Net Price:	USD	815.28



As Viewed From The Exterior

Entered As FS
FS 67 1/4" X 56 1/2"
Express Information A1, A2
Width: 30 7/16" Height: 23 45/64"
Net Clear Opening: 5.01 SqFt

Stone White Exterior
Stone White Interior
2W1H - Rectangle Assembly
Assembly Frame Size
67 1/4" X 56 1/2"
Assembly Rough Opening
67 3/4" X 57"

Unit A1 568.46

Integrity Double Hung
All Ultrax
Basic Frame 33 3/8" X 56 1/2"
Rough Opening 33 7/8" X 57"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
2 White Sash Lock
White Sash Lift
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Unit A2 358.46

Integrity Double Hung
All Ultrax
Basic Frame 33 3/8" X 56 1/2"
Rough Opening 33 7/8" X 57"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
2 White Sash Lock
White Sash Lift
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
Vertical Space Mull 1/2"
2" Jamb

Nailing Fin 4 Inch Structural Brackets

Sheetrock Return 31.60

**Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

**Note: This configuration is not certified for air, structural or water performance.

Line #2	Mark Unit: KITCHEN (NORTH)	Net Price:		407.64
Qty: 1		Ext. Net Price:	USD	407.64



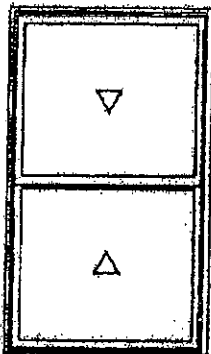
Stone White Exterior
Stone White Interior
Integrity Double Hung
All Ultrax
Frame Size 33 1/4" X 56 1/2"

568.46

4

OMS Ver. 0002.07.00 (Current)
Product availability and pricing subject to change.

670 WESTERN AVE NO. ST PAUL
Quote Number: 2HQR64A
Architectural Profile Number:



As Viewed From The Exterior

Entered As: FS
FS 33 1/4" X 56 1/2"
Egress Information
Width: 30 5/16" Height: 23 45/64"
Net Clear Opening: 4.99 SqFt

Rough Opening 33 3/4" X 57"

Top Sash

IG - 1 Lite

Low E2 w/Argon

Bottom Sash

IG - 1 Lite

Low E2 w/Argon

2 White Sash Lock

White Sash Lift

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

2" Jamb

Nailing Fin

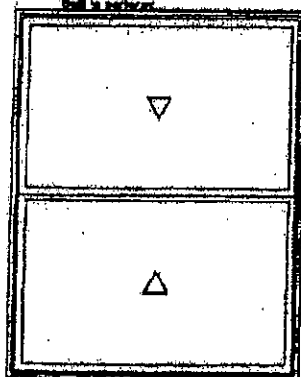
Sheetrock Return

***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

23.98

15.80

Line #3	Mark Unit: KITCHEN (SOUTH)	Net Price:	464.52
Qty: 1		Ext. Net Price:	464.52
		USD	



As Viewed From The Exterior

Entered As: FS
FS 47 1/4" X 59 1/2"
Egress Information
Width: 44 5/16" Height: 25 13/64"
Net Clear Opening: 7.76 SqFt

Stone White Exterior

Stone White Interior

Integrity Double Hung

All Ultrax

Frame Size 47 1/4" X 59 1/2"

Standard CH Height 50

Rough Opening 47 3/4" X 60"

Top Sash

IG - 1 Lite

Low E2 w/Argon

Bottom Sash

IG - 1 Lite

Low E2 w/Argon

2 White Sash Lock

White Sash Lift

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

2" Jamb

Nailing Fin

Sheetrock Return

***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

422.18

25.34

15.80

Line #4	Mark Unit: LIVING ROOM	Net Price:	777.36
Qty: 1		Ext. Net Price:	777.36
		USD	



Stone White Exterior
Stone White Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
60" X 62"

Unit: A1

Integrity Double Hung

All Ultrax

Basic Frame 29 1/2" X 61 1/2"

550.76

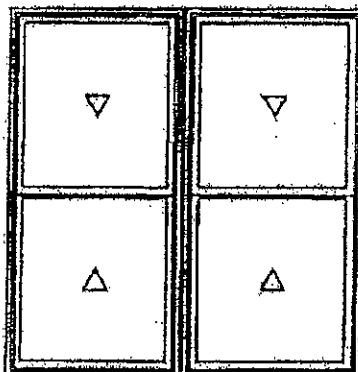
OMAS Ver. 0002.07.00 (Current)

Product availability and pricing subject to change.

670 WESTERN AVE NO. ST PAUL

Quote Number: 2HQ64A

Architectural Profile Number:



As Viewed From The Exterior

Entered As: RO

FS 59 1/2" X 61 1/2"

Egress Information: A1, A2

Width: 26 9/16" Height: 26 13/64"

Net Clear Opening: 4.84 SqFt

Standard CN Width 26
Rough Opening 30" X 62"

Top Sash

IG - 1 LKs

Low E2 w/Argon

Bottom Sash

IG - 1 LKs

Low E2 w/Argon

1 White Sash Lock

White Sash Lift

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

22.12

Unit: A2 350.76

Integrity Double Hung

All Ultrax

Basic Frame 29 1/2" X 61 1/2"

Standard CN Width 26

Rough Opening 30" X 62"

Top Sash

IG - 1 LKs

Low E2 w/Argon

Bottom Sash

IG - 1 LKs

Low E2 w/Argon

1 White Sash Lock

White Sash Lift

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

22.12

Vertical Spack Mull 1/2"

2" Jambs

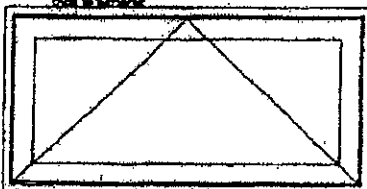
Nailing Fin 4 Inch Structural Brackets

Sheetrock Return 31.60

***Note: This configuration is not certified for air, structural or water performance.

***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

Line #5	Mark Unit: LIVING RM	Net Price:	305.26
Qty: 1		Ext. Net Price:	USD 305.26



As Viewed From The Exterior

Entered As: RO

FS 54 1/2" X 17 1/2"

Egress Information

No Egress Information Available.

Stone White Exterior

Stone White Interior

Integrity Awning - Roto Operating 271.15

All Ultrax

Rough Opening 35" X 18"

Standard CN Height 16

IG - 1 LKs

Low E2 w/Argon

White Folding Handle

Interior Aluminum Screen

Charcoal Fiberglass Mesh

Stone White Surround

18.93

2" Jambs

Nailing Fin

Sheetrock Return

15.80

***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

Line #6	Mark Unit: LIVING ROOM (FRONT ELEV.)	Net Price:	388.68
Qty: 1		Ext. Net Price:	USD 388.68



Stone White Exterior

Stone White Interior

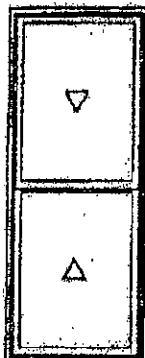
Integrity Double Hung 350.76

OMAS Ver. 0002.07.00 (Current)

Processed on: 4/1/2016 11:01:13 AM

Page 5 of 8

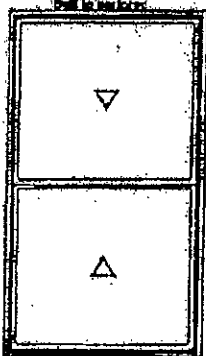
6



As Viewed From
The Exterior
Entered As: RO
FS 25 1/2" X 64 1/2"
Egress Information
Width: 22 9/16" Height: 27 45/64"
Net Clear Opening: 4.34 SqFt

All Ultrax
Rough Opening 25" X 65"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
1 White Sash Lock
White Sash Lift
Exterior Aluminum Screen 22.12
Stone White Surround
Charcoal Fiberglass Mesh
2" Jambes
No Wing Pin
Sheetrock Return 15.80
***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

Line #7	Mark Unit: FRONT BED RM	Net Price:	450.62
Qty: 1		Ext. Net Price:	USD 450.62



As Viewed From The
Exterior
Entered As: RO
FS 37 1/2" X 64 1/2"
Egress Information
Width: 34 9/16" Height: 27 45/64"
Net Clear Opening: 6.55 SqFt

Stone White Exterior
Stone White Interior
Integrity Double Hung 409.34
All Ultrax
Rough Opening 35" X 65"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
2 White Sash Lock
White Sash Lift
Exterior Aluminum Screen 25.28
Stone White Surround
Charcoal Fiberglass Mesh
2" Jambes
No Wing Pin
Sheetrock Return 15.80
***Note: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

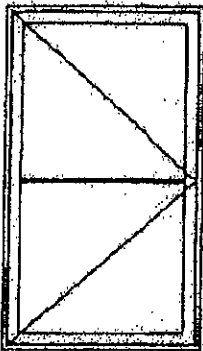
Line #8	Mark Unit: CENTER BED RM	Net Price:	487.27
Qty: 1		Ext. Net Price:	USD 487.27



Stone White Exterior
Stone White Interior
Integrity Casement - Right Hand 437.98
All Ultrax
Frame Size 33" X 55 1/2"
Rough Opening 33 1/2" X 57"
IG
Low E2 w/Argon
CBG 10.74
Rectangular - Special Cut LW2H

OMS Ver. 0002.07.00 (Current)
Product availability and pricing subject to change.

670 WESTERN AVE NO. ST PAUL
Quote Number: 2HQR64A
Architectural Profile Number:



As Viewed From The
Exterior

Entered As: FS
FS 33" X 55 1/2"
Egress Information
Width: 24 11/64" Height: 51 5/16"
Net Clear Opening: 8.61 SqFt

Stone White Ext - White Int
White Folding Handle
Interior Aluminum Screen 22.75
Charcoal Fiberglass Mesh
Stone White Surround
2" Jamb
Nailing Fin
Sheetrock Return 15.80
***Note: Integrity All Ultrex rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrex custom sized units.
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Line #9	Mark Unit: STAIRS	Net Price:	441.14
Qty: 1		Ext. Net Price:	441.14
		USD	



As Viewed From
The Exterior

Entered As: FS
FS 20 1/2" X 55 1/2"
Egress Information
Width: 17 8/16" Height: 23 13/64"
Net Clear Opening: 2.83 SqFt

Stone White Exterior
Stone White Interior
Integrity Double Hung 333.06
All Ultrex
Frame Size 20 1/2" X 55 1/2"
Rough Opening 21" X 56"
Glass Add For All Sash 70.78
Top Sash
IG - 1 Lite
Tempered Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Tempered Low E2 w/Argon
1 White Sash Lock
White Sash Lift
Exterior Aluminum Screen 21.49
Stone White Surround
Charcoal Fiberglass Mesh
2" Jamb
Nailing Fin
Sheetrock Return 15.80
***Note: Integrity All Ultrex rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrex custom sized units.

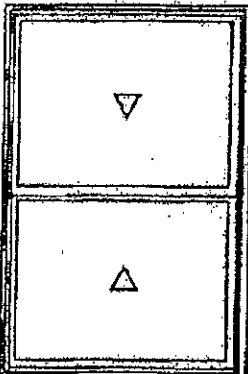
Line #10	Mark Unit: 2ND FLOOR BED RM	Net Price:	439.24
Qty: 1		Ext. Net Price:	439.24
		USD	



Stone White Exterior
Stone White Interior
Integrity Double Hung 398.16
All Ultrex
Frame Size 37" X 55 1/2"
Rough Opening 37 1/2" X 56"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash

OMS Ver. 0002.07.00 (Current)
Product availability and pricing subject to change.

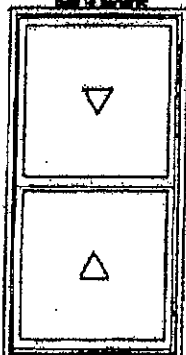
670 WESTERN AVE NO. ST PAUL
Quote Number 2HQR64A
Architectural Profile Number:



As Viewed From The Exterior
Entered As: FS
FS 37" X 55 1/2"
Egress Information
Width: 34 1/16" Height: 29 13/64"
Net Clear Opening: 5.49 SqFt

IG - 1 Lite
Low E2 w/Argon
2 White Sash Lock
White Sash Lift
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
2" Jambis
Nailing Fin
Sheetrock Return
***Notes: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

Line #11	Mark Unit: BATH ROOM	Net Price:	434.82
Qty: 1		Ext. Net Price:	434.82
		USD	



As Viewed From The Exterior
Entered As: FS
FS 25" X 48"
Egress Information
Width: 22 1/16" Height: 19 29/64"
Net Clear Opening: 2.98 SqFt

Stone White Exterior
Stone White Interior
Integrity Double Hung
All Ultrax
Frame Size 25" X 48"
Rough Opening 25 1/2" X 48 1/2"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Tempered Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Tempered Low E2 w/Argon
1 White Sash Lock
White Sash Lift
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
2" Jambis
Nailing Fin
Sheetrock Return
***Notes: Integrity All Ultrax rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrax custom sized units.

Project Subtotal Net Price: USD 5,411.83
7.625% Sales Tax: USD 412.65
Project Total Net Price: USD 5,824.48

61

Address: 670 WESTERN AVE NO
ST PAUL

Phone 1: _____
Phone 2: _____
Fax: _____
Contact: _____

Job Name: _____

Specifications

U.D. = 33 1/2" x 81 5/8" R.O. = 34 1/4" x 82"
O.M. of Exterior Trim = 36" x 82 7/8"

Lead Time: 4 Working Days (Call to verify)

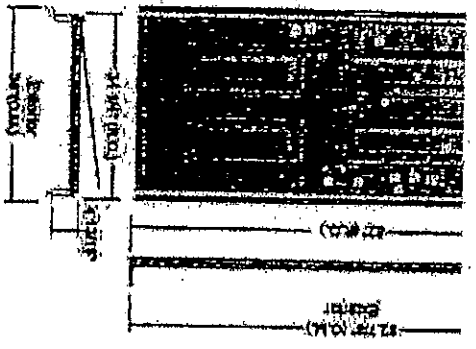


Image is viewed from Exterior

Item	Qty	Price	Amount
2" 8" x 8" 210HD Profiles High Definition Steel Door - Left Hand Inswing	1	253.40	\$253.40
2 3/8" Backset - Double Bore (2 1/8" Dia. Bore) w/Faceplate Lockset Latch Prep	1	5.60	\$5.60
Set of Standard - Zinc Dichromate Hinges	1	0.00	\$0.00
Primed Dura-Frame Frame - 4 1/32" Jamb w/Dura-Frame Bitcromat Exterior Trim (Applied) w/1/4" Zinc Dichromate Adjustable Security Strike Plate (for Lockset only)	1	14.00	\$14.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tin-Defense Composite Adl. - Mill Finish Sill	1	0.00	\$0.00
Item Total			\$273.00

Address: 570 WESTEERN AVE NO
ST PAUL

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 37 1/2" x 81 5/8"; R.O. = 38 1/4" x 82"

O.M. of Exterior Trim = 40" x 82 7/8"

Lead Time: 4 Working Days (Call to verify)

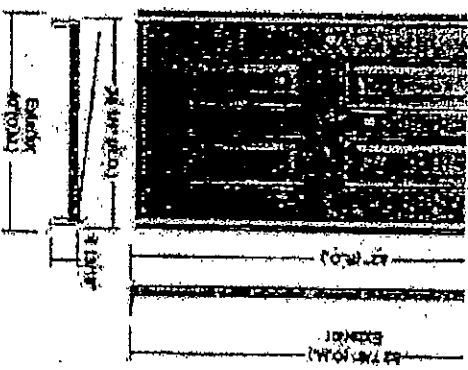


Image is viewed from Exterior

Item	Qty	Unit Price	Ext Price
3' 0" x 6' 8" 210HD Profiles High Definition Steel Door - Right Hand Inswing	1	253.40	\$253.40
2 3/4" Backset - Double-Bole (2-1/8" Dia. Bore) w/Faceplate Lockset Latch Prep	1	5.60	\$5.60
w/Standard Strike Prep w/to Deadbolt Strike Prep			
Set of Standard - Zinc Dichromate Hinges	1	0.00	\$0.00
Printed Data-Frame Frames - 4 13/16" Jamb w/Data-Frame Brickmould Exterior Trim (Applied) w/1 Zinc Dichromate Adjustable Security Strike Plate (for Lockset only)	1	14.00	\$14.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Composite Adj. - Mill Finish SM	1	0.00	\$0.00
Item Total			\$273.00

11

Address: 870 WESTERN AVE NO
ST PAUL

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications



Decorative exterior
lever with key lock
and color-matched
interior handle



Lead Time: Non-Stock

Item	Description	Qty	Unit Price	Total Price
3' 0" x 6' 8" Larson Screen-Away® 356-60 Lifestyle White Storm Door		1	324.80	\$324.80
Brass Exterior Lever w/Key Lock and Color-Matched Interior Handle (Included w/Door)		1	0.00	\$0.00
Item Total				\$324.80

12

Address: 670 WESTERN AVE NO
ST PAUL

Phone 1: _____
Phone 2: _____
Fax: _____
Contact: _____

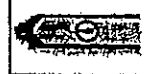
Job Name: _____

Specifications

Lead Time: Non-Stock



Decorative exterior
lever with key lock
and color-matched
interior handle



Item	Qty	Unit Price	Extended
2 8" x 6 9" Larson Screen-Away® 356-60 Lifestyle White Storm Door	1	\$24.80	\$24.80
Brass Exterior Lever w/Key Lock and Color-Matched Interior Handle (Included w/Door)	1	\$0.00	\$0.00
Item Total			\$24.80



SOUTH SIDE ELECTRIC, INC.

8201 East Bloomington Fwy Suite X
Bloomington, MN 55420
Ph (952) 888-5500 FAX (952) 888-1415

Page 1
952-929-5515

ELECTRICAL WIRING PROPOSAL

Date January 13, 2016 No. 932338

Customer MASTERCRAFT CONSTRUCTION

Address _____

Location of Job JoAnne Ryan
670 Western Ave N. St. Paul, MN. 55103

SPECIFICATIONS OF JOB

Demo wiring per fire.
Replace 100 mast service.
Disconnect and reconnect furnace.
Install owner's thermostat.
Install 115V interconnected smoke/CO combination.
Ensure workable lighting.

REAR STORE ROOM:

Replace devices and fixtures.

STAIR AREA:

Refeed and replace switch.

1ST FLOOR REAR BEDROOM:

Install 115V Interconnected smoke detector.
Feed and install owner's fixture with switch.
Install (4) receptacles.

FRONT EXTERIOR:

Feed and install owner's fixture with switch.
Install exterior GFI receptacle.
Replace LB12 doorbell system.

KITCHEN:

Feed and install owner's fixture with switch.
Wire dishwasher.
Install receptacle for refrigerator.
Install (6) 20 amp GFI receptacles.
Wire gas stove.
Wire hood fan.

LIVING ROOM:

Feed and install owner's fixture with 3-way switch.
Install (3) receptacles.

REAR FOYER:

Feed and install owner's fixture with 3-way switch.

We hereby offer to furnish all labor and material necessary to complete the above described electrical wiring installations in a good and workmanlike manner.

For the sum of SEE PAGE TWO Dollars (\$ _____) or on a time and material basis. (If no sum is indicated, Payment for work completed on a monthly basis, with payment in full upon completion. This proposal may be withdrawn by us if not accepted within 30 days from above date.

Respectfully submitted:

SOUTH SIDE ELECTRIC, INC.
Al Johnson, Vice President

ACCEPTANCE

The above proposal and terms of payment are hereby accepted and you are authorized to do the work as specified.

PROPOSER

DATE SIGNED

CUSTOMER SIGNATURE

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



**SOUTH SIDE
ELECTRIC, INC.**

9201 East Bloomington Fwy Suite X
Bloomington, MN 55420
Ph (952) 888-5500 FAX (952) 888-1415

Page 2
952-929-5515

ELECTRICAL WIRING PROPOSAL

Date January 13, 2016 No. 332138

Customer: MASTERCRAFT CONSTRUCTION
Attn: Les

Address _____

Joanne Ryan
Location of Job 670 Western Ave N, St. Paul, MN, 55103

SPECIFICATIONS OF JOB

Install receptacle.

DINING ROOM:

Feed and install owner's fixture with 3-way switch.
Install 115V interconnected smoke/CO combination.
Install (3) 20 amp receptacles.

REAR EXTERIOR:

Feed and install owner's fixture with switch.
Install exterior GFI receptacle.

BATH:

Feed and install owner's fixture with switch.
Install 20 amp GFI receptacle.
Furnish and install 70 CFM exhaust fan with switch (venting by others).

FRONT BEDROOM:

Install 115V interconnected smoke detector.
Feed and install owner's fixture with switch.
Install (4) receptacles.

STAIRS TO 2ND FLOOR:

Feed and install owner's fixture with 3-way switch.
Install 115V interconnected smoke/CO combination.

BATH:

Feed and install owner's fixture with switch.
Install 20 amp GFI receptacle.
Furnish and install 70 CFM exhaust fan with switch (venting by others).

BEDROOM:

Install 115V interconnected smoke detector.
Feed and install owner's fixture with switch.
Install (5) receptacles.

PERMIT INCLUDED:

NOTE: There is a \$780.00 fixture allowance included.

NOTE: Arc fault protection included.

NOTE: Low voltage on separate proposal.

We hereby offer to furnish all labor and material necessary to complete the above described electrical wiring installations in a good and workmanlike manner.

EIGHT THOUSAND

For the sum of **NINE HUNDRED NINETY-FIVE** Dollars/\$ **\$8,995.00**) as on a time and material basis (When used to full extent)

Payment for work completed on a monthly basis; with payment in full upon completion. This proposal may be withdrawn by us if not accepted within 30 days from above date.

Respectfully submitted,

SOUTH SIDE ELECTRIC, INC.
Al Johnson, Vice President

ACCEPTANCE

The above proposal and terms of payment are hereby
accepted and you are authorized to do the work as specified.

ENCLOSURE

ĐIỂM ĐẾN: HỒ TỈNH, TỈNH QUẢNG TRUNG

DATE SIGNED

CUSTOMER SIGNATURE _____

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

Plumbing West Inc

Plumbing West Inc
23248 Walden Ave
Hutchinson, MN 55350

(320)587-0300
plumbingwest@hotmail.com

Proposal

Date	Proposal #
03/22/2016	1552

Address
Mastercraft Construction

Activity	Amount
• 670 Western Ave. N. St. Paul, MN • MAIN FLOOR COMMON BATH • Provide and install 32"x 32" one piece shower stall • Provide and install Delta 1400 series shower control • Provide and install Gerber Viper elongated short toilet • Provide and install Delta 520 lavatory faucet on marble top (marble top provided by others) • KITCHEN • Provide and install Dayton Elite two compartment stainless steel sink • Provide and install Delta 400 kitchen faucet • Hook-up dishwasher (dishwasher provided by others) • UPPER LEVEL BATH • Provide and install 5'x 32" multi-piece fiberglass bathbay • Provide and install Delta 1400 series tub/shower control • Provide and install Delta 520 lavatory faucet on marble top (marble top provided by others) • Provide and install residential toilet • BASEMENT • Provide and install E.L. Mustee floor set laundry tub with washer hook-up • Provide and install 40 gallon natural gas gravity vent water heater	

Continue to the next page

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Quote



Practical Systems
HEATING • COOLING • COMFORT

Practical Systems
4342B Shady Oak Rd
Hopkins, MN 55343
952-933-1868

Date: 03/16/2016
Quote No.: 10600
Salesperson: tlych

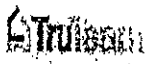
Bill To:

Mastercraft

Ship To:
670 Western Ave N
St Paul, Mn 55103

Qty	Description	Unit Price	Total
1	Remove existing furnace and duct work Install Trane 40,000 Btu 80% single stage furnace TUD1A0409301A New chimney liner for furnace and water heater, connect venting to furnace with b-vent connector and install tee for water heater Fresh air intake, vent main floor bath fan and 2nd floor bath fan Have meter converted to high pressure and run new gas line and build gas tree (existing gas line is old rusty black iron pipe that will not pass a air test) Gas furnace, run new gas line to dryer and cooktop and make final connections Upper and lower supply plenum, return air drop with 18" x 25" x 1" filter rack Supply and return trunk lines Install 2 supplies and return in basement Install 6 supplies and 3 returns on main floor Install 4 supplies and return on 2nd floor Honeywell pro 6000 set back t-stat Complete installation Permit for the city of St Paul		
	Total	\$11,392.00	\$11,392.00

18

	Penguin Insulation Lic. #: 20636830 1442 7th Street Houlton, WI 54082-2049 Tel: (715) 549-6226, Fax: (715) 549-6230		
	WORK AGREEMENT		
TO: MASTERCRAFT CONSTRUCTION CORP.		RE: WESTERN	
Address:		Job Address: 670 WESTERN AVE SAINT PAUL, RAMSEY, MN 55103	
Alt:		Dates: 04/08/2016	Expiration Date: 07/07/2016
Tel: (952) 923-2400		Estimator: Alexander, Peter	
Fax: (952) 923-9672		Quote #: 171313308 Version: 1 OF 1	

Subject to the terms and conditions stated in this agreement, Company is willing to furnish to Customer all material and labor required for the Scope of Work described below:

Scope of Work (the "Work") to be performed: Draft stop, fire block, fire stop (UBC 704.2.1 or eq., formerly 2514.6), or locally adopted equivalent), and fire rated caulking are not included within Company's Work unless specifically listed below.		
CELLULOSE NOTICE: If cellulose is to be applied with a wet spray application, you must allow adequate time for it to cure and dry before installing drywall or other materials. The adequate time required varies depending upon climate, altitude and weather. Do not install vapor barriers, vapor retarders, dry wall, or other interior finish until the material has dried to less than 20% moisture content. Time to cure will vary based on climate and weather. Be sure to schedule your trades accordingly.		
Plant: NA / NA	Trade: INSULATION	
Work Area ATTIC	Product NOM. 6" CLOSED CELL FOAM R-41 PROSEAL	Notes ROOF AREA FROM COLLAR TIES TO PEAK
CEILING AREA VAULTED	NOM. 3" CLOSED CELL FOAM R-21 PROSEAL	ROOF SLOPE COLLAR TIES DOWN TO SOFT
EXTERIOR WALLS	NOM. 3" CLOSED CELL FOAM R-21 PROSEAL	RIM AREA BASEMENT AND AND FIRST FLOOR SHED ROOF AREA OVER KITCHEN AND ENTRY
BAND JOIST, BOX JILL, KIM JOIST	NOM. 3" CLOSED CELL FOAM R-21 PROSEAL	
ROOF AREA	NOM. 6" CLOSED CELL FOAM R-41 PROSEAL	
Base Price: <u>\$8,989.00</u>		Additional Information:
Options ROOF AREA	DC 115 INTUMESCENT COATING Notes: SPRAY FIRE RETARDANT OVER FOAM BEHIND KNEEWALLS	Initial
		+\$575.00

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Company directly at the telephone number stated above.

TERMS OF PAYMENT: Payment is due as per invoice regardless of any payment arrangements you have with third parties.
ACCEPTANCE: Company may change order without notice if Company does not receive your signed acceptance on or before the Expiration Date stated above.
PRICING: The prices stated in this Agreement will remain firm for 90 days after the Date stated above. If performance of this agreement extends beyond this 90 day period, you agree to pay Company's then current pricing ("Price") for any Work performed after that 90 day period. The Prices are based only on the terms and conditions expressly stated in this agreement and include any and all additional, miscellaneous, labor and materials to fulfill the stated work. The Prices exclude any and all taxes and conditions not expressly stated herein, including, without limitation, any obligation by Company to insure you or any third-party in an additional insured on its insurance policy; to provide per project, separate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except as the limited extent stated in Section 18 of this agreement. Any terms or conditions required by you or any third-party in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Company's then current pricing (unless Company otherwise agrees in writing) and to this agreement.

CUSTOMER: By: _____ SIGNATURE TITLE	COMPANY: By: _____ SIGNATURE TITLE
Company Name: _____	Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.



04/05/16

SERVICE PROVIDER

Kirk Nelson
Scherer Brothers Lumber
Cabinets & Closets
9420-83rd Ave North
Brooklyn Park, MN 55445
Phone: (763) 531-7416
Fax: (763) 531-7401
knelson@scherebros.com

CUSTOMER

Project - 670 Western Ave, St Paul, MN
Contractor - Mastercraft Construction
Phone -
Email -
Additional Info -

Above information is not an invoice, rather an estimate of products and services as described.
If you have any questions concerning this proposal, contact Kirk Nelson 763-531-7416; knelson@schererbro.com

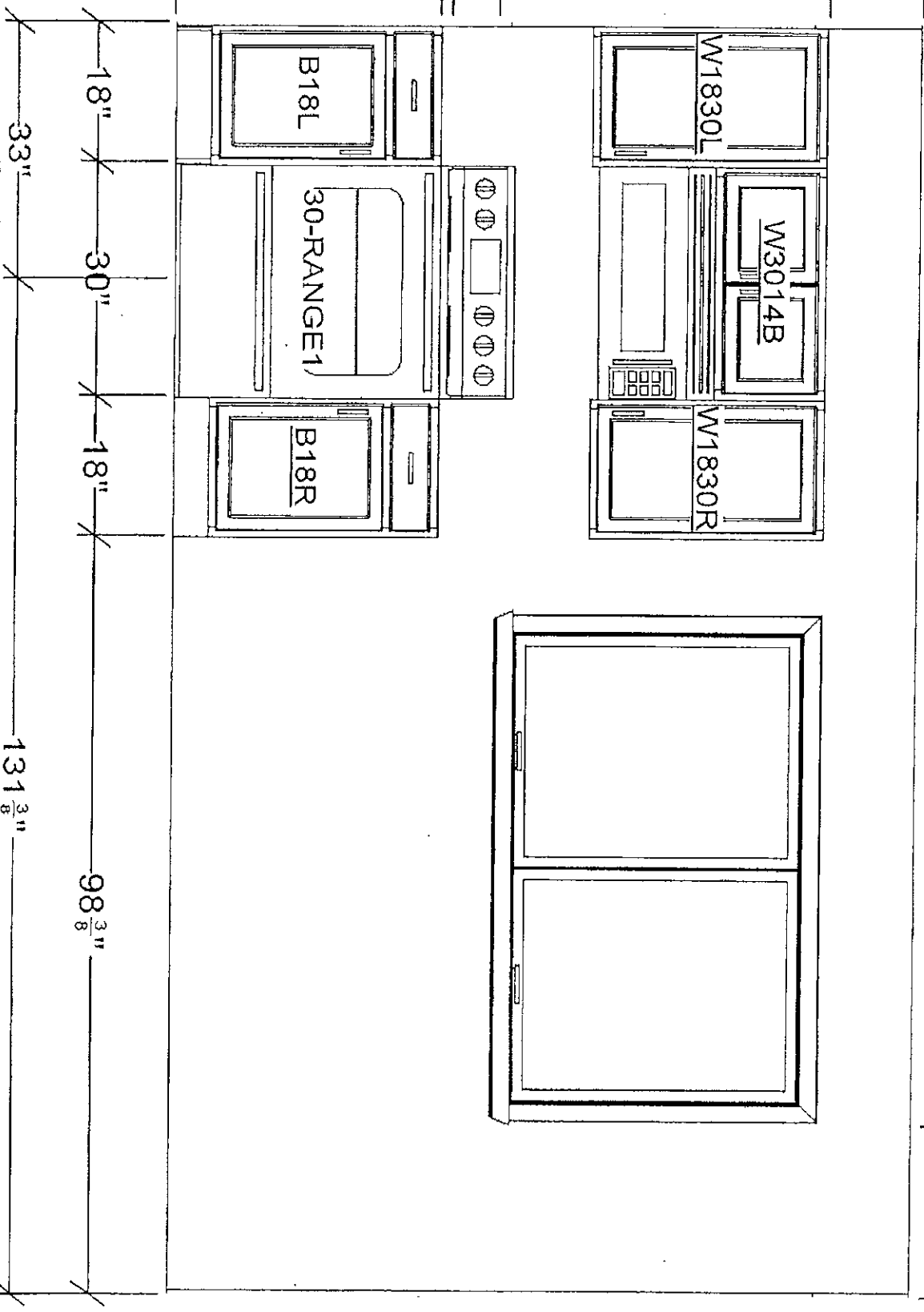
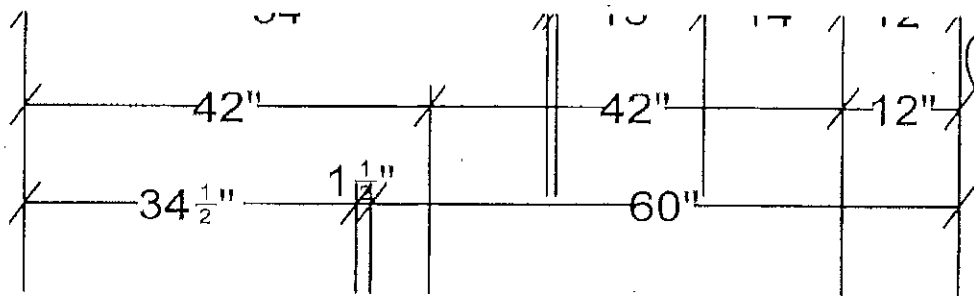
Labor for cabinet installation #1,764.00

20

76"

66 $\frac{1}{4}$ "

22 $\frac{1}{8}$ "



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



SCHERER BROS. LUMBER CO.

Kirk Nielson
Cabinet design and Sales
Office 763-531-7416
Cell 612-221-9289
knelson@scherbros.com

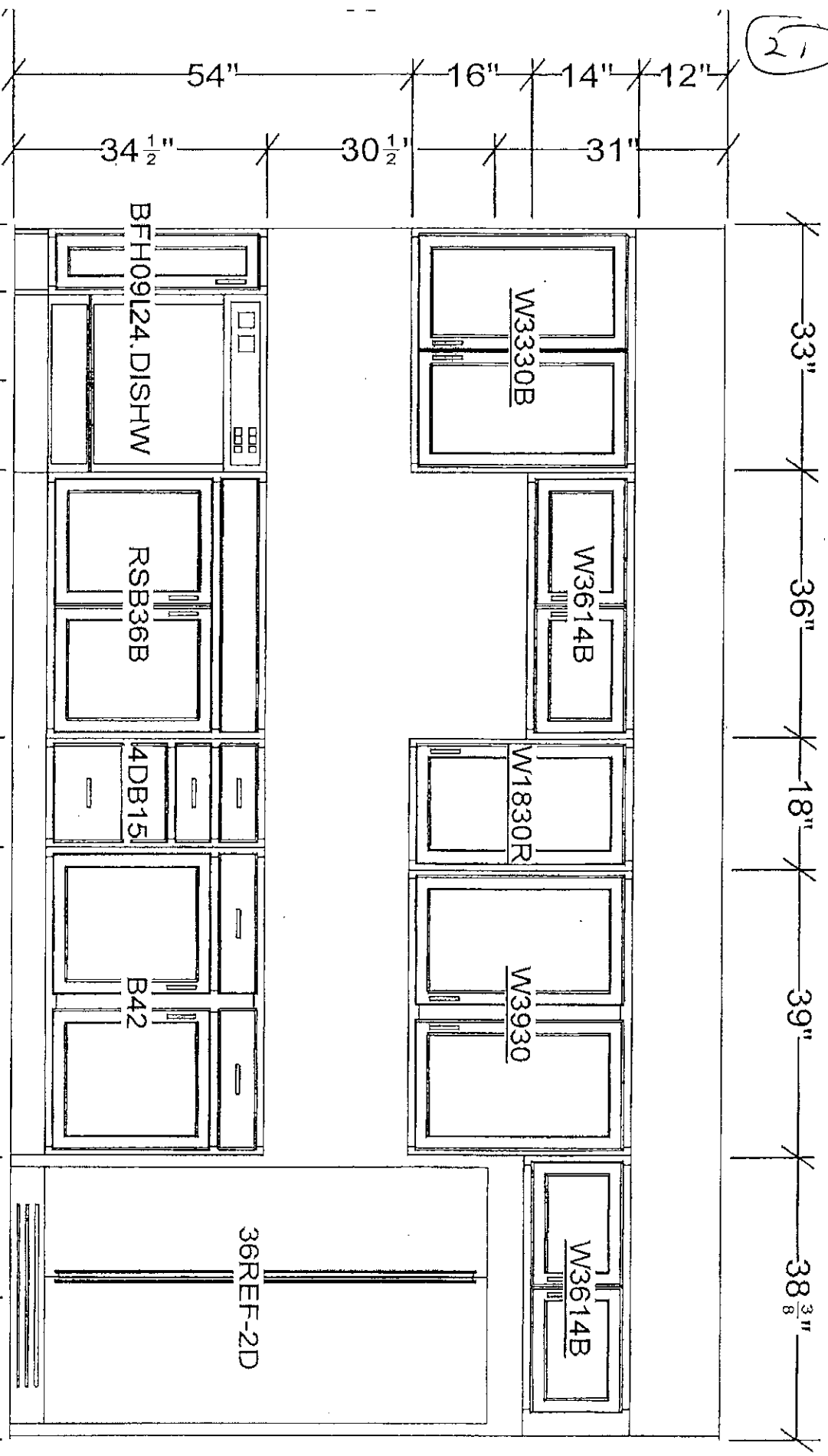
Designed: 9/4/2015
Printed: 4/5/2016

670 western countryside

EI 2

Drawing #: 1 No Scale.

21



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



SCHERER BROS.
LUMBER CO.

Kirk Nelson
Cabinet design and Sales
Office 763-531-7416
Cell 612-221-9289
knelson@schererbrothers.com

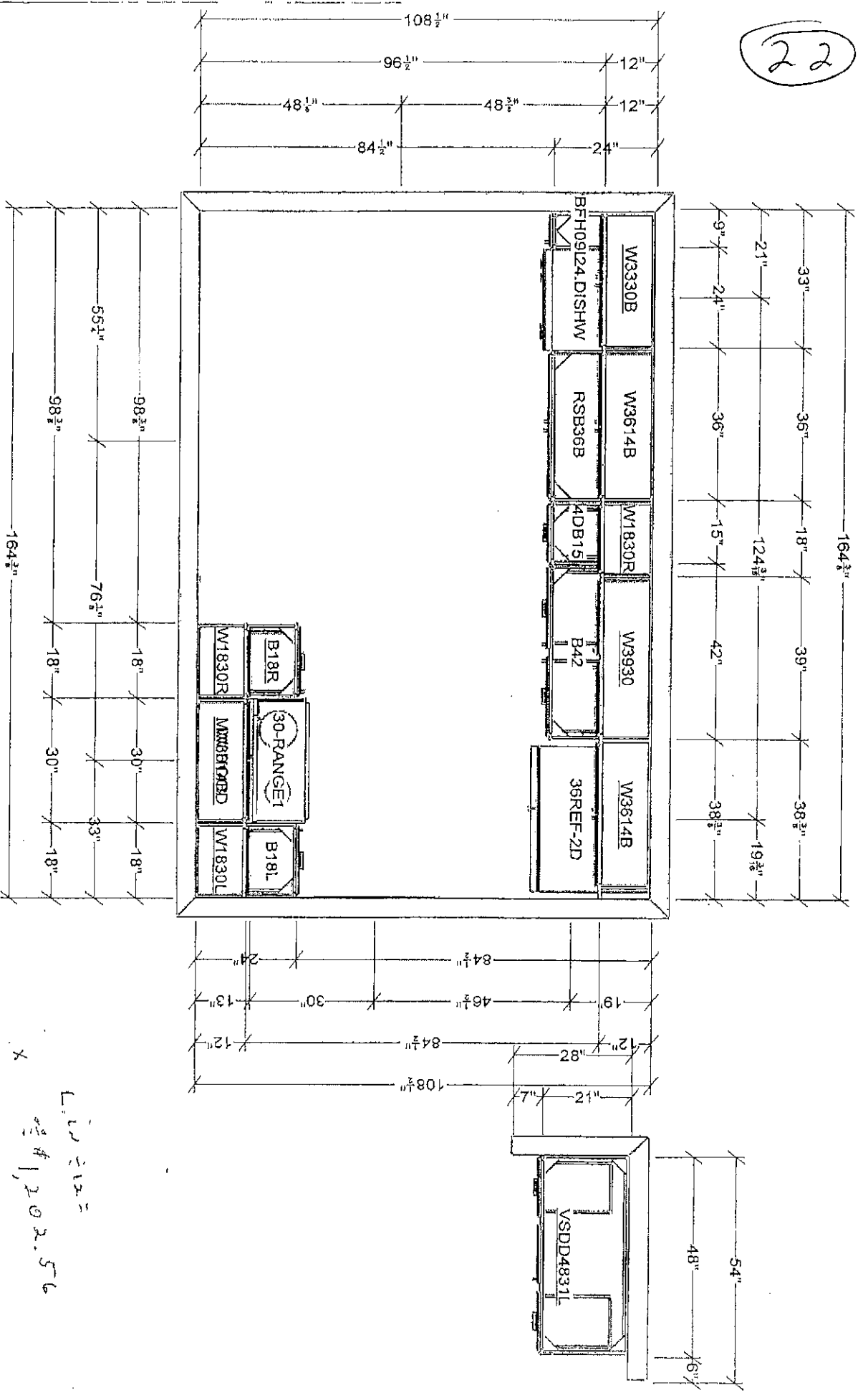
Designed: 9/4/2015
Printed: 4/5/2016

670 western countryside

EI 1

Drawing #: 1 No Scale.

22



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



SCHERER BROS. LUMBER CO.

Kirk Nelson
Cabinet design and Sales
Office 763-531-7416
Cell 612-221-9289
knelson@scherebros.com

Designed: 9/4/2015
Printed: 4/5/2016

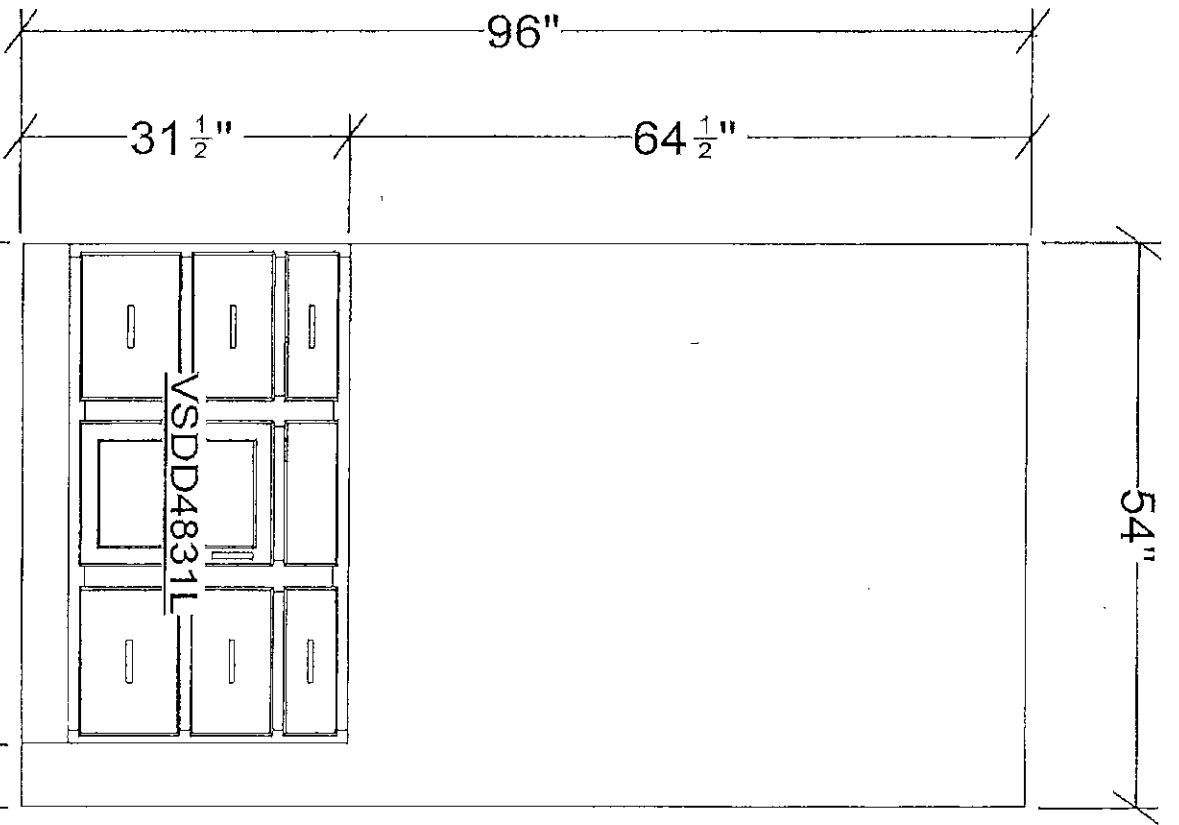
670 western countryside

All

Drawing #: 1 No Scale

L.I. 12.56
#1, 202.56

23



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



SCHIERER BROS.
LUMBER CO.

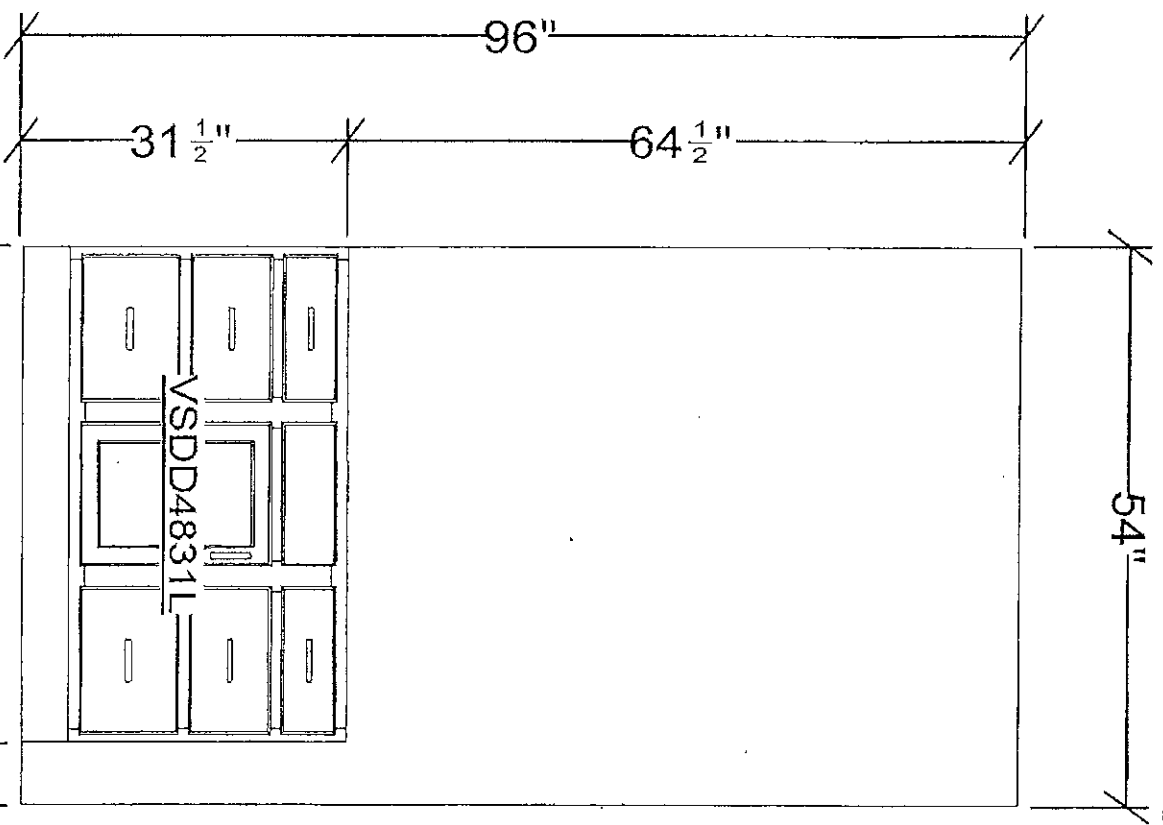
Kirk Nelson
Cabinet design and Sales
Office 763-531-7416
Cell 612-221-9289
knelson@schiererbros.com

Designed: 9/4/2015
Printed: 4/5/2016

670 western countryside

EI 4

Drawing #: 1 No Scale.



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



SCHERER BROS.
LUMBER CO.

Kirk Nelson
Cabinet design and Sales
Office 763-531-7416
Cell 612-221-9289
knelson@scherebrothers.com

Designed: 9/4/2015
Printed: 4/5/2016

670 western countryside

E1 3

Drawing #: 1 No Scale.



February 14, 2018

Walker Properties LLC
1415 5th Street South
Hopkins MN 55343

Re: Financing for rehab or raze and removal of the structure at 670 Western Ave North

Loan Number: xxx-00001

To whom it may concern: Regarding the 670 Western Avenue North property in St. Paul, this letter verifies that financing was finalized between Walker Properties LLC and Wings Financial Credit Union on Feb. 9, 2018. Construction loan funds are available for the rehab or raze and removal of the existing structure at 670 Western Avenue North in St. Paul, MN

Respectfully,

A handwritten signature in dark ink, appearing to read "Butch Kummer", with a long, sweeping horizontal line extending to the right.

Butch Kummer
952-997-8063
ckummer@wingsfinancial.com

AFFIDAVIT OF WAYNE BENSON

Date: February 14, 2018

State of: Minnesota

County of: Hennepin

Mr. Wayne Benson ("Affiant"), who is over the age of 18, personally appeared before me, the undersigned Notary, to make this statement upon oath and affirmation of belief and personal knowledge that the following matters, facts and things are true and correct to the best of the Affiant's knowledge:

1. My name is Wayne Benson. I am over the age of 18 and make this affidavit based upon my personal knowledge. I am employed by Walker Properties, LLC. My job title is President/Owner.
2. My job responsibilities and duties include management and oversight of Walker Properties, LLC with respect to, among other things, the property located at 670 Western Avenue North in St. Paul, MN.
3. On February 9, 2018, Walker Properties, LLC finalized construction financing for the rehab and restoration of the 670 Western Avenue property with Wings Financial Credit Union.
4. To the extent that any additional construction funds will be required over and above the amounts that Wings Financial Credit Union has made available via its financing arrangement with Walker Properties, LLC, I can confirm that Walker Properties, LLC will make arrangements to aside and use the necessary funds required from other business and/or personal accounts in order to complete the rehab and restoration work of the 670 Western Avenue property.
5. Walker Properties, LLC is also committed to continue the maintenance of the 670 Western Avenue property. We hired Dwaynes Lawn & Snow Care, 635 Edmund Avenue, St. Paul, MN, to provide monthly maintenance of the property, including lawn care and snow removal. I was very disappointed to learn that the City of St. Paul had to go out to clean up some debris that someone had dumped at the Property in the Fall of 2017. I was not informed of that when it occurred, and I sincerely apologize to the City for that oversight. We will address that issue with our vendor to make sure that sort of issue is addressed, going forward.
6. I do greatly appreciate the City's willingness to consider extending our timeline to get this Property completely rehabilitated and squared away.
7. I declare under penalty of perjury that the facts stated here are true and correct.

FURTHER YOUR AFFIANT SAYETH NOT.

DATED this 14th day of February, 2018.

Wayne R. Benson

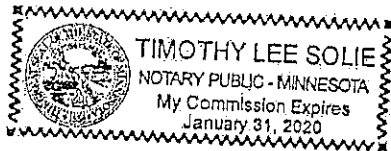
Signature of Affiant

SWORN and subscribed before me this 14th day of February, 2018.

My commission expires: 1/31/20

Timothy L. Solie

Timothy L. Solie, Notary



635 Edmund Ave
St Paul, MN 55104

Ship T

Date	Invoice #
1/3/2018	332

Bill To
walker pro Lindsey Gauville 3230 Gorham Ave St Louis Park,MN 55426

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/3/2018			

Quantity	Item Code	Description	Price Each	Amount
	snow City	western ave property monthly contract for month of Dec 2017	100.00	100.00

Thank you for your business.

Phone #
612-282-4338/

E-mail
ccastile651@gmail.com

Total	\$100.00
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Dwaynes Lawn & Snow Care

635 Edmund Ave
St Paul, MN 55104

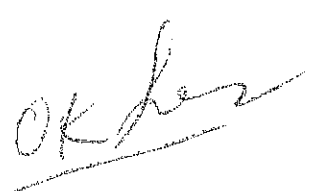
Invoice

Date	Invoice #
12/4/2017	323

Bill To
walker pro Lindsey Gauvite 3230 Gorham Ave St Louis Park, MN 55426

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			12/4/2017			

Quantity	Item Code	Description	Price Each	Amount
	City grass	grass snow monthly contract November 2017	100.00	100.00
				

Total \$100.00

Phone #

612-282-4338/

E-mail

ccastile651@gmail.com

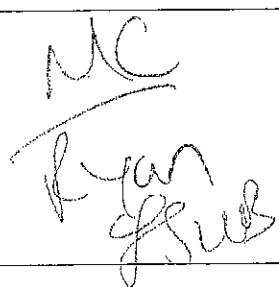
Dwaynes Lawn & Snow Care

635 Edmund Ave
St Paul, MN 55104

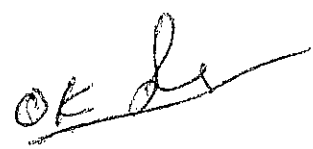
Invoice

Date	Invoice #
11/3/2017	318

Bill To
walker pro Lindsey Gauvite 3230 Gorham Ave St Louis Park, MN 55426

Ship To


P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			11/3/2017			

Quantity	Item Code	Description	Price Each	Amount
	City grass	property on western monthly will be going into winter mood asap please call if any questions 	100.00	100.00

Thank you for your business.

Phone #

612-282-4338/

E-mail

ccastile651@gmail.com

Total

\$100.00

Dwaynes Lawn & Snow Care

Item to be Paid - Description	Discount Taken	Amount Paid
318 ryan rose ann		100.00
323 ryan rose ann		100.00
332 ryan rose ann		100.00

PRODUCT SSLT104 USE WITH 91663 ENVELOPE

Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

B93C86 BLDK03 09/21/2017 12:06 .461-

		1/3/2018		
Quantity	Item Code	Description	Price Each	Amount
	snow City	western ave property monthly contract for month of Dec 2017	100.00	100.00
			Total	\$100.00
Thank you for your business.			Phone #	E-mail

Dwaynes Lawn & Snow Care

635 Edmund Ave
St Paul, MN 55104

Invoice

Date	Invoice #
10/2/2017	306

Bill To
walker pro Lindsey Gauvite 3230 Gorham Ave St Louis Park, MN 55426

ENTERED
OCT 10 2017

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			10/2/2017			

Quantity	Item Code	Description	Price Each	Amount
1	City grass	cyt grass for the month of September 2017	100.00	100.00
OK <i>hs</i>				

Thank you for your business.

Phone #

612-282-4338/

E-mail

ccastile651@gmail.com

Total

\$100.00

Dwaynes Lawn & Snow Care

635 Edmund Ave
St Paul, MN 55104

Invoice

Date	Invoice #
9/5/2017	295

Bill To
walker pro Lindsey Gauvite 3230 Gorham Ave St Louis Park, MN 55426

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			9/5/2017			

Quantity	Item Code	Description	Price Each	Amount
	City grass	708 Western for month of august 2017	100.00	100.00
OK ds				

Phone #

612-282-4338/

E-mail

ccastile651@gmail.com

Total

\$100.00