

## INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)

**\*\*\*The work plan will be revised in accordance with the code compliance report\*\*\***

This agreement is entered into on this day of 06/10/18 by and between ("Contractor") Paramount Investment Group, LLC and Estate of Albert Harris / Craig Watson, ("Client") for services to be rendered at 830 University Ave S, St. Paul, MN 55104. Contractor will commence work within one month of receiving the code compliance report and will perform same on a daily basis. This work shall be completed on or before six months from the date of the code compliance report.

Contractor and Client hereby agree to the following:

**1. Independent Contractor:** Contractor and Client intend this Agreement to be one of independent contractor and client. Accordingly, Contractor retains the sole right to control or direct the manner in which the services prescribed herein are to be performed. Subject to the foregoing, Client retains the right to inspect, to stop work, to cancel the agreement, to prescribe alterations, and generally to supervise the work to insure its quality and conformity with that specified in this Agreement. Contractor and Client understand that it is the Contractor's sole and complete responsibility to pay all employment taxes, including Federal and State withholding taxes and Social Security, and to obtain insurance, including worker's compensation coverage and public liability insurance and property damage insurance arising out of or relating to this Agreement. Contractor warrants that upon signing of this agreement that Contractor has obtained all stated and necessary insurance and that it will be kept in full force and effect until the completion of the work contacted for herein. Terms of this agreement shall apply to and encompass all services rendered by any/all sub-contractors performing services on behalf of the contractor. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Client, Client's representatives, agents and employees from all claims, losses, damages and expenses, including attorney's fees arising out of or resulting from performance of the work, provided that such claim, loss, damage or expense is caused in whole or in part by any negligent act or omission of the Contractor, anyone directly employed by them or anyone whose acts they are liable for, and attributable to bodily injury, sickness, disease or death, mold growth, or to injury to or destruction of tangible property (other than the work itself) including any resulting loss of use, regardless of whether or not it is caused in part by a party indemnified above.

Contractor Initials [GP] Client Initials [cw] <sup>1</sup>

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**2. Services Provided:** Contractor agrees to perform the services listed in this contract (as contained in Exhibit "A", attached hereto and made a part hereof by reference) on behalf of the Client. Services must be performed up to satisfactory standards as approved by the Client.

**3. Project Cost Estimate:** Pre-construction estimates for construction costs and coordination are Eighty Three Thousand Seven Hundred and Fifty Four Dollars (\$83,754) for the services rendered. The Contractor will make every effort possible to keep costs of construction within stated budget and in an event the costs exceed the estimates, the Contractor will follow the rules of change orders, stated in this document.

**4. Taxes and Building Permits:** The Contractor understands and agrees that he or she shall be responsible for all taxes, fees and expenses imposed directly or indirectly for its work, labor, material and services required to fulfill this contract. The Contractor is responsible for all permits pertaining to the law, ordinances and regulations where the work is performed. Copies of all permits and approvals shall be submitted to the Client prior to start of work.

**5. Inspections:** Contractor is responsible for arranging all building inspections, meeting with the Inspectors, and passing all required building inspections. Contractor will be responsible for the cost of any re-work resulting from a failed inspection. Contractor is responsible for work resulting in buyers' final inspection which includes, but not limited to point of sale inspection, FHA inspection, and final buyer's inspection. Contractor must get lead test done and if positive, must cure and remove the problem according to EPA standards and procedures.

**6. Clean-up:** Contractor will be responsible for cleaning up the job on a daily basis, including all generated construction debris, drink cans, food wrappers, and/or any other trash. If it becomes necessary, the Contractor will be back charged for appropriate clean up by deducting cleanup costs from payments. A special emphasis will be put on clean up at the end of each working week to allow for viewings by prospective clients.

**7. Project Review:** Client and Contractor shall hold weekly progress meetings to review the status of the project, including the work performed and to be performed and the project costs.

**8. Client Approval:** Client will approve Contractor services on the following basis:

- a. The services meet all governing building codes.
- b. All required building permit inspections have been completed and passed.
- c. All work will be completed up to Client's standards and subject to Client's approval.

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d. The services have been completed including all final punch list items.

**9. Invoicing and Payments:** See payment schedule as contained in Exhibit "B", attached hereto and made a part hereof by reference. All payments shall be made upon reaching established Benchmarks and Milestones listed in the payment schedule, Exhibit "B".

**10. Change orders:** Contractor understands and agrees that no change orders or contract additions will be made unless agreed to in writing by Client. If any additional work is performed and not covered in this contract, the Contractor proceeds at his own risk and expense. No alterations, additions, or changes can be made in the work or method of performance, without the written change order signed by the Client and Contractor.

**11. Cancellation:** If the contractor for some reason cannot finish the project, cancels, or walks of the project the contractor shall pay the client 10% of the project price of \$8,375 (Eight Thousand Three Hundred and Seventy Five Dollars) due to damages and time needed to find a different contractor and overall tardiness.

**12. Penalties/Bonuses:** Contractor agrees to a reduction in payment, or if any payment has been made, Contractor agrees to reimburse to Client the sum of \$85 each day (including non-business days) Contractor delays completion beyond six months after receiving the code compliance report. Completion date shall be adjusted for change orders as agreed between Contractor and Client.

**13. Warranty:** In addition to any statutory or manufacturer warranties, Contractor warrants all work, labor and materials for one year after completion. If any item develops a problem within one year of completion, Contractor agrees to repair it within three (3) business days of being notified by Client, at no additional expense to Client.

**14. Waiver:** Failure of Client to insist upon strict compliance of any of the provisions of this agreement shall not constitute a waiver of any violation, nor shall any partial payment outside of the "payment schedule" be deemed as a waiver of any of the Client's rights to strict compliance with any of the terms of this agreement.

**15. Address:** Contractor herewith provides to Client the true and correct residence address, home phone number, and Federal Employer Identification Number of Social Security Number.

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**16. Attorney's Fees and Costs:** In the event of a dispute between the parties to this AGREEMENT, whether or not resulting in litigation, or if any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this AGREEMENT, the prevailing party (as determined by the court, agency or other authority before which such suit or proceeding is commenced) shall, in addition to such other relief as may be awarded, be entitled to recover attorneys' fees, expenses and costs of investigation as actually incurred (including, without limitation, attorneys' fees, expenses and cost of investigation incurred in appellate proceedings, costs incurred in establishing the right to indemnification, or in any action or participation in, or in connection with, any case or proceeding under the Bankruptcy Code, 11 United States Code Section 101 et seq., or any successor statutes).

**17. Time** is of the essence of this AGREEMENT.

**18.** Any rule of construction to the effect that any ambiguity is to be resolved against the drafting parties shall not be applied to the interpretation of this AGREEMENT.

**19. Entire Agreement:** There are no other agreements, promises or understandings between these parties except as specifically set forth herein. This legal and binding Agreement will be construed under Minnesota Law, will not be recorded and if not understood, parties should seek competent legal advice.

**20. Special Stipulations:** The following stipulations, if in conflict with any of the preceding, shall control: The Contractor and any/all sub-contractors rendering services on behalf of the contractor waives his/her right to hold the client liable for any and all injuries occurring as a result of services rendered. This also includes, but not limited to any illnesses caused from mold, asbestos or any other airborne threats in the property.

**21. Legal Representation:** The parties acknowledge that they have had the opportunity for representation by independent counsel with the Agreement and that this Agreement has been read or explained to them.

**22. Insurance Obligations:** Prior to starting the Work, Contractor shall procure, maintain and pay for general liability and workman's compensation insurance as it will protect against claims for bodily injury or death, or for damage to property, including loss of use, which may arise out of operations by Contractor or by any of its subcontractors or by anyone employed by any of

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them, or by anyone for whose acts any of them may be liable. Contractor shall procure, maintain and pay for these insurances to protect against damage to its property used or maintained in connection with the Work.

**23. Waiver:** To the extent of coverage afforded by Builder's Risk or any other property or equipment floater insurance applicable to the Work or the Project or equipment used in performance of the Work or the Project, regardless of whether such insurance is owned by or for the benefit of Contractor, Client, or their respective agents and subcontractors, Client and Contractor waive all rights against each other and subcontractors, agents and employees each of the other, for loss or damage to the extent that the interests of Client and Contractor are covered by such insurance, except such rights as they may have to the proceeds of such insurance. If policies of insurance provided by Client or Contractor that are referred to in this paragraph require an endorsement to provide for continued coverage where there is a waiver of subrogation, the owners of such policies will cause them to be so endorsed.

**24. Claims:** Contractor shall give Client written notice of any claims for additional compensation, time extensions, damages and/or other relief, for whatever causes, as soon as Contractor becomes aware of the event giving rise to the claim and before proceeding with any further Work. Failure to strictly comply with this notice requirement for any such claim shall constitute Contractor's waiver of said claim.

**25. Material List:** Contractor and Client both agree the material list provided on by the client and will be used on the project. Any issues arising from not using the materials provided by the Client will be required to be replaced by the Contractor unless otherwise noted or communicated by email or in writing. Both parties must agree in writing or by email if a change is requested on the Material List. The material list provided by the Client to the Contractor only applies toward the scope of work provided. There may be additional materials on the material list that are disregarded due to the scope of work.

**26. Additional Terms:** Contractor must provide lien waiver's for the work being completed and also lien waivers for the sub contractor's the contractor uses once payments are made. Contractor agrees to build the house according to the material list provided.

IN WITNESS WHEREOF, all of the parties hereto affix their hands and seals.

Client:  Craig Watson  
6/11/2018 6:29:16 PM CDT

Date: 06/11/2018

Contractor Initials  Client Initials 

# INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)

Contractor: Authentisign  
Greg Park Date: 06/11/2018  
6/11/2018 6:51:57 PM CDT

Social Security or Federal ID #: 27-3224276

Address: 15050 Cedar Ave #116

EXHIBIT "A" SCOPE OF WORK

EXHIBIT "B" PAYMENT SCHEDULE

Cost for services, materials and labor rendered is: Eighty Three Thousand Seven Hundred and Fifty Four Dollars (\$83,754).

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**INDEPENDENT CONTRACTOR SERVICES AGREEMENT  
(NON-EMPLOYEE COMPENSATION CONTRACT)**

**Scope of Work  
Exhibit "A"**

Paramount Investment Group, LLC  
Greg Park  
15050 Cedar Ave #116,  
Apple Valley, MN 55124  
651-689-3325 (o)  
952-358-1717 (m)

**PROJECT ADDRESS: 830 University Ave S, St. Paul, MN 55104**

**CONTRACTOR: Paramount Investment Group, LLC**

**JOB SUMMARY: Single Family-Complete Remodel of Interior/Exterior of the House.**

**Please Note:** We are looking for speed with efficiency, cleanliness of job site, and an overall professional well finished product. The project is to be completed from the outside in. Quote should include all labor and materials including hauling and removal of unwanted and unused construction debris. **Lastly, before inspection of the property for final punch list the home should be prepped with a thorough cleaning of all windows and floors to the owner's satisfaction.**

- **By taking on this job you understand and agree that you are responsible for cutting the grass when needed and/or shoveling snow on all sidewalks and walkways while on the project.**

**Obtain any and all permits needed to complete job.**

**EXTERIOR/INTERIOR:**

1. Demolition per scope of work
2. Sheetrock the paneling in all rooms where paneling is located in all units – then patch and paint
3. Repair all ceilings, sheetrock and patch then paint. Texture to match all ceilings – talk to owner
4. Replace all windows that are not vinyl or broken per code

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## **INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)**

5. Patch and paint soffit, fascia and all siding on the exterior
6. Install new cabinets in all units
7. Install appliances in all units that do not need permit in all units
8. Repair porch area in upper unit, replace bead board, repair ceiling and new flooring with new trim
9. Mold remediation in basement and make sure mold test passes, remove any sheetrock in basement that has mold and replace with new sheetrock
10. Install new trim work (base, window, door) on upper level and any missing trim throughout all units/home to match current existing trim
11. Coordinate cabinet measure with Home Depot for all units
12. Remove exterior awnings
13. Paint foundation around exterior when painting the home the same color as the home
14. Remove all bushes, brush, and landscaping around the perimeter of the house touch the home
15. Replace any covered and patched windows in the basement
16. Change all outlet/switch covers
17. Install all stair railings and hand rails per code
18. Repair any damaged or rotted wood on front exterior porch and paint
19. Paint or vinyl the steps going downstairs to the basement
20. Paint all walls and sheetrock in basement
21. Concrete paint the floors in basement
22. Replace lattice under the porch
23. Remove all debris around house and in the home
24. Repair any soffit, fascia and siding before painting
25. Paint all radiators in all units
26. Remove all wallpaper in all units and patch then paint
27. Patch any holes or damage caused by plumbing, HVAC and electrician
28. Refinish and stain all hardwood floors in all units including all stairs
29. Replace broken glass on built in cabinetry by kitchen
30. Remove all blinds then patch
31. Paint all woodwork throughout
32. Remove all storm doors throughout the home and patch
33. Install new kitchen laminate countertops in all kitchen countertops in all units
34. Patch all sheetrock, and trimwork throughout home including ceilings to prep for paint
35. Install tile surrounds in all bathrooms in all units with schuler strip edging
36. Install vinyl flooring in all bathroom floors

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## **INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)**

37. Install vinyl flooring or laminate in front entry, kitchen chosen by client
38. Remove all cabinets in pantry, and put new shelving for pantry – figure out shelving placement with client
39. Install all new interior doors throughout all units and all new exterior doors in and around the house. Talk to owner about potentially patching the exterior doors or plan on replacing.
40. New shelving in all closets (i.e. pantry, linen closets, entry way closets)
41. New wired shelving in any closets missing shelving
42. New exterior and interior knobs specified on material list
43. Install new vanities and mirrors in all bathrooms
44. Build new bathroom in top floor
45. New accessories in both bathrooms
46. New kitchen cabinet knobs and handles
47. New kitchen cabinets per plans
48. Paint all outlets and switches – spray paint white
49. New outlet covers and switch cover plates throughout home
50. New transition pieces where two different floorings meet
51. Insulate and fire block home per code
52. Remediate mold in basement before framing by using mold x solution and then kilz to seal
53. Landscaping edging and mulch in front
54. Patch any crumbling foundation on exterior and interior before painting
55. Install grass seed right away and water so grass grows by the end of the project or contractor agrees to install and water sod.
56. Remove all storm doors and patch/paint as needed
57. Remove tree branches and trees around the home overhanging from neighbor's house or overhanging the home and wires. Do a general cleanup of the back and front yard to make it show ready around the fence and throughout yard in general
58. Remove clothes hanger in yard
59. Paint all ceilings, walls, doors, trim work (base, window, door and closet shelving specified on material list – including painting inside closets
60. New mailbox and address sign
61. New quarter round and paint on main level where the hardwood flooring is located if there is a gap between trim and hardwood
62. New CO and smoke detectors throughout home per code
63. New wireless door bell

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64. Grade around the home per code and to prevent any water leaking in the basement
65. Install new CO and smoke detectors to meet code throughout home per code
66. Coordinate all sub-contractors (i.e. plumber, hvac technician, and electrician)
67. Dry out basement and add gutter downspouts around house
68. Schedule all inspections, sub-contractors and meet with both inspectors and sub-contractors
69. Contractor to buy all materials except materials with any type of design oriented items (i.e. cabinets, knobs, appliances, light/plumbing fixtures, vanities, mirrors, accessories, windows etc.). Client will not buy caulk, nails, wood, patch materials, mold remediation materials, tools etc.
70. Notify and inform Client of lead according to the lead test provided by Client where new install or replacement is taking place. Client will have an EPA certified lead remediation company remediate the lead.
71. Contractor will install and supply all materials from the bids provided from the HVAC, Electrical and Plumbing Companies attached to this contract.

### **MISC ITEMS:**

1. Contractor is responsible for all removal and disposing of garbage and construction debris; including ordering dumpsters as needed
2. Contractor is to do a FINAL PROFESSIONAL clean throughout the home. Contractor must clean all countertops, windows, window screens, flooring, furnace, water heater, and any other surface in the home to make the home in Show Ready condition. This must be approved by the Client.

**\*Contractor will pay for labor and materials chosen by the Client to complete the job. (Client has provided the material list to the Contractor and by signing this agreement, the Contractor agrees to the material listed provided).**

**\*Contractor is responsible for getting materials to the job site.**

**\* Contractor to complete the inspection report provided by Client. (By signing this agreement, the Contractor agrees to the inspection report provided).**

**\*Contractor is responsible for obtaining and paying for all permits if and when required by the City including hiring sub-contractors who are licensed and making sure they pull permits for electrical, plumbing and/or HVAC.**

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- \* All trim work, doors, and cabinets must be sprayed and not brush painted.**
- \* Contractor will notify Client if there are leveling issues with the floors before new flooring is installed. Change orders may apply, but the Contractor has a duty to let the Client know so any possible issues are avoided.**
- \* Contractor is responsible for getting the materials and permits in a timely manner to complete project in time.**
- \* New items shown on the scope will include purchasing the material, disposing or removing current material and professional install to code**
- \* All design and allowance selections shall be requested by the Contractor through email to the Client to avoid delays (this includes any materials discontinued on the material list). The Client has up to 48 hours to respond by email to avoid any delays. If the Client does not respond within 48 hours, the Client agrees to give the Contractor additional delayed days to the deadline date. If the Contractor does not communicate through email for the selections, the Contractor will be accountable for the delays, due to selection delays and communication errors.**

**I have thoroughly read and understand all the items in the Scope of Work Exhibit "A"**  
**All work shall be done accordingly to the most recent and approved signed plans**  
**drafted by \_\_\_\_\_ Send Owner Cabinet Plans \_\_\_\_\_.**

### **Payment Schedule Exhibit "B"**

Paramount Investment Group, LLC  
15050 Cedar Ave #116,  
Apple Valley, MN 55124  
651-689-3325 (o)  
952-358-1717 (m)

**PROJECT ADDRESS: 830 University Ave S, St. Paul, MN 55104**  
**CONTRACTOR: Paramount Investment Group, LLC**

**Payment Schedule as follows (Benchmarks must be met in full order to receive payment):**

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# INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)

PAYMENT #	DATE	AMOUNT (\$)
Final Payment		83,754
Milestones and Benchmarks: Contractor will pay for all materials and labor until the project is completed and all code compliance/inspections are finalized. Client will sell the home to the Contractor within 30 days of the code compliance/inspection requirements per scope of work.		
TOTAL		\$83,754
NOTES: This does not include late penalties		



\*\*\*The work plan will be revised in accordance with the code compliance report\*\*\*

Client:  Craig Watson  
6/11/2018 6:29:25 PM CDT

Date: 06/11/2018

Contractor:  Greg Park  
6/11/2018 6:37:14 PM CDT

Date: 06/11/2018

Contractor Initials  Client Initials  <sup>12</sup>

**Baron Plumbing & Heating, LLC**  
 1829 Goodrich Ave  
 St. Paul, MN 55105  
 612-965-1377  
 baronplumbingllc@gmail.com

**ADDRESS**

Greg Park  
 Paramount Investment Group  
 LLC  
 15050 Cedar Ave  
 Suite 116  
 Apple Valley, Minnesota 55124  
 United States

**SHIP TO**

Greg Park  
 Paramount Investment Group  
 LLC  
 15050 Cedar Ave  
 Suite 116  
 Apple Valley, Minnesota 55124  
 United States

**ESTIMATE 1014****DATE 06/04/2018****EXPIRATION DATE 07/04/2018****P.O. NUMBER**

830 University Ave West

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/04/2018	14 Plumbing	Basement bath, kitchen and laundry remodel. Upgrading stool, shower, lavatory, kitchen sink and laundry tub. Includes all labor and material other fixtures.	1	1,200.00	1,200.00
06/04/2018	14 Plumbing	New 50 gallon natural gas power vent water heater. Includes all labor and material.	1	1,800.00	1,800.00
06/04/2018	14 Plumbing	First floor bath and kitchen remodel. Upgrading stool, shower, lavatory, kitchen sink and laundry tub. Includes all labor and material other fixtures.	1	1,000.00	1,000.00
06/04/2018	14 Plumbing	Second floor bath and kitchen remodel. Upgrading stool, shower, lavatory, kitchen sink and laundry tub. Includes all labor and material other fixtures.	1	1,000.00	1,000.00
06/04/2018	14 Plumbing	Third floor bath and kitchen remodel. Upgrading stool, shower, lavatory, kitchen sink and laundry tub. Includes all labor and material other fixtures. This option would need rough-in plumbing installed.	1	1,000.00	1,000.00
06/04/2018	14 Plumbing	Bringing basement plumbing up to code. Includes all labor and material to complete underground and rough-in.	1	2,500.00	2,500.00

[GP]

[ew]

# **All American Painting & Remodel Inc.**

**Genuine, Honest, Caring Results**

**Wyatt Flores/Contractor**

<https://m.facebook.com/paintandhardwoodfloors/>

Saint Paul Park Minnesota 55071  
612-562-0000

## **Project Management/Certified Granicrete Installer/ Demo/Hardwood Floors**

- Paint all radiators in all units
- Remove all wallpaper in all units and patch then paint
- Patch any holes or damage caused by plumbing, HVAC and electrician
- Refinish and stain all hardwood floors in all units including all stairs
- Replace broken glass on built in cabinetry by kitchen
- Remove all blinds then patch
- Paint all woodwork throughout
- Remove all storm doors throughout the home and patch
- Install new kitchen laminate countertops in all kitchen countertops in all units
- Patch all sheetrock, and trimwork throughout home including ceilings to prep for paint
- Install tile surrounds in all bathrooms in all units with schuler strip edging
- Install vinyl flooring in all bathroom floors
- Install vinyl flooring or laminate in front entry, kitchen chosen by client
- Remove all cabinets in pantry, and put new shelving for pantry – figure out shelving placement with client
- Install all new interior doors throughout all units and all new exterior doors in and around the house. Talk to owner about potentially patching the exterior doors or plan on replacing.
- New shelving in all closets (i.e. pantry, linen closets, entry way closets)
- New wired shelving in any closets missing shelving
- New exterior and interior knobs specified on material list
- Install new vanities and mirrors in all bathrooms
- Build new bathroom in top floor
- New accessories in both bathrooms
- New kitchen cabinet knobs and handles
- New kitchen cabinets per plans
- Paint all outlets and switches – spray paint white
- New outlet covers and switch cover plates throughout home
- New transition pieces where two different floorings meet
- Insulate and fire block home per code
- Remediate mold in basement before framing by using mold x solution and then kilz to seal
- Landscaping edging and mulch in front
- Patch any crumbling foundation on exterior and interior before painting

# Proposal

Phone: 651-777-7620

Fax: 651-777-3252

Prepared By:	Proposal Date:
Jordan	6/8/2018
Proposal Type	
Boiler to Forced Air	

Customer Name	Contact Info	Owner/Renter Info
Paramount Investment Group, LLC		
Project Address	IB Number	Project #
830 University Ave W St. Paul,	33ASP	3956
Warranty Terms	Rebate Options	Payment Terms
5 Year Parts / 2 Year Labor	Rebates To Perfection	50% Down / In Full Upon Completion

Type	Qt	Line Item Detail	Cost	ProductionNotes
Install	2	80% 70,000 BTU Furnace	\$5,990.00	Armstrong Air : Install 1 furnace for each floor
Install	2	Ductwork - Supplies/Returns (See Description)	\$5,460.00	Install supplies and returns throughout first and second floor apt
Install	1	Ductwork - Supplies/Returns (See Description)	\$390.00	Install 1 supply and 1 return in basement
Install	2	Ductwork - Trunklines (See Description)	\$5,460.00	Install supply and reurn trunklines
Install	2	Gas Lines (See Detail) Includes Air Test Inspection	\$650.00	Connect to existing boiler gas-line
Install	2	Permit Fee(s)	\$790.00	

<b>Net Cost:</b> After Applicable Mail-In Rebates	<b>\$18,740.00</b>	<b>Total Estimated:</b>	<b>\$18,740.00</b>
		<b>Total Optional:</b>	<b>\$0.00</b>
		<b>Total Rebates:</b>	<b>\$0.00</b>

PLEASE NOTE: ALL PAYMENTS MADE WITH CREDIT CARD WILL HAVE 3% SERVICE CHARGE ADDED TO THE TOTAL LISTED ABOVE

## Proposal Notes

<p>1)Asbestos abatement done by others.</p> <p>2) Demo of boiler system done by others.</p> <p>Please note that both boiler system froze and multiple cracked pipes. I have quoted a forced air conversion. This quote will subject to change upon future construction plans.</p>	
<p>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.</p> <p><b>THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS</b></p>	<p><b>ACCEPTANCE OF PROPOSAL</b> - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> <p>Date Of Acceptance: _____</p> <p>Customer Signature: _____</p>

[GP]

[ew]

CONTRACT NO. 18-062  
PAGE NO. 1 OF 2  
DATE 6/9/2018

**KY-DAN ELECTRIC INC.**

24655 ESSEX AVE.  
FARMINGTON, MN. 55024  
License # EA002411

Phone 612-581-4919  
FAX 651-460-2405

Email:rick@kydanelectricinc.com

Submitted to: Paramount Investments  
Name: Greg Park

Residence  
830 University Ave.  
St. Paul, MN

**We hereby propose to furnish the materials and perform the labor necessary for the completion of :**  
**MAIN LEVEL**

Install light in entry  
Remove and replace ceiling light in foyer, living room, dining room,  
bedroom 1, bedroom 2, and rear stairway  
Replace vanity light in bathroom  
Replace pull chain light in bedroom 1 closet and kitchen pantry  
Kitchen upgrades per plan (Allowance \$750)  
Install 4 duplex wall receptacles

**2<sup>nd</sup> floor**

Change existing layout in old kitchen per plan (Allowance \$300)  
Install vanity light with S-1 switch in bathroom  
Install GFCI receptacle in bathroom  
Remove and replace ceiling lights in living room, dining room,  
bedroom 1, front study and front stairway

**3<sup>rd</sup> floor**

Install vanity light with S-1 switch in bathroom  
Install GFCI receptacle in bathroom  
Remove and replace ceiling lights in living room and bedroom

**Miscellaneous**

Install (4) smoke/CO2 detectors  
Remove existing wiring in basement not to code  
Remove and replace porch light  
Permit

**COST \$ 6,500.00**

**PRE-LIEN NOTICE TO OWNER (OWNER'S AUTHORIZED AGENT BY CONTRACTOR):**

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

Respectfully submitted:

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate, all agreements contingent upon strikes, accidents or delays beyond our control.

Initials GP EW

CONTRACT NO.

18-062

PAGE NO.

2 OF 2

DATE

6/9/2018

Note - This proposal may be withdrawn by us if not accepted within 30 days. The above price does not include allowance for light fixtures unless noted, code correction of hidden wiring as needed and repair of walls and ceiling if needed. Allowance prices may vary. Does not include additional work required by electrical inspector. The above prices, specifications and conditions are satisfactory and are hereby accepted. Pay as follows: 20% at start, 50% upon rough-in and 30% upon completion

You are authorized to do the work specified.

Contractor Name

\_\_\_\_\_

Contractor Signature

\_\_\_\_\_

Date:

\_\_\_\_\_

[GP]

[cw]

# United States Environmental Protection Agency

This is to certify that



Paramount Investment Group

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires June 08, 2022

NAT-F177110-1

Certification #

May 25, 2017

Issued On

[CP]

[cw]



*Michelle Price*

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch