

STATE OF MINNESOTA

COUNTY OF RAMSEY

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**AFFIDAVIT OF DAVE ZINS**

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STATE OF MINNESOTA    )  
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COUNTY OF RAMSEY    )

Dave Zins, being first duly sworn on oath, deposes and states:

1. That I confirm that an amount in excess of \$200,000 currently held in a checking account under the name Minnesota Premier Properties LLC at Bremer Bank which funds will be dedicated for the repairs to be identified in the Code Compliance Report for the property commonly known as 975 Marshall Avenue, Saint Paul, Minnesota and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving of a future Certificate of Code Compliance for the same.
2. That attached hereto as Exhibit "A" is a true and correct copy of the proof of funding held in the above referenced Bremer Bank checking account.
3. That attached hereto as Exhibit "B" is a true and correct work plan / construction statement associated with 975 Marshall Avenue, Saint Paul, Minnesota.

**I declare under penalty of perjury that everything I have stated in this document is true and correct. Minn. Stat. § 358.116.**

ss//Dave Zins//ss  
Dave Zins,

# BREMER BANK

## Activity - Deposit Accounts

Report created: 03/05/2020 01:54:27 PM (ET)  
Account: [REDACTED] Available \$215,583.71  
Date range: 8/31/2019 to 9/13/2019  
Transaction types: All transactions  
Detail option: Includes transaction detail

[REDACTED] Available \$215,583.71

## Estimate Form

1 of 3

# Epik Company

A LIMITED LIABILITY COMPANY

2718 137th Lane NW Andover, MN 55304

(763) 732-2639 - epikcollc@gmail.com

**Job Address:** 975 Marshall Avenue Saint Paul

**Estimated Duration:** 4 months/12 weeks

### Work Description:

**Rehabilitate the house on the interior and exterior.**

**Details listed below:**

#### Exterior:

- Replace fascia and soffits on the house (aluminum/steel)
- Install fascia on the garage wrap with aluminum
- Replace the driveway from the street to the concrete slab in front of garage
- Replace the 2 garage doors to the garage (no openers)
- Replace the service door to the garage
- Replace railing on front porch
- Build a deck on top of the front porch
- Replace both of the exterior doors (front and back of the house)

#### Interior:

- Demolition: As needed for project
- Replace plaster that is beyond repair with drywall (determined by contractor)
- Area where plaster was removed on exterior wall install vapor barriers and insulation
- Replace floor covering with carpet, vinyl, and laminate as discussed in person
- Resurface hardwood flooring as discussed in person
- Replace interior doors (swing and bifold)
- Replace trim work where necessary and reinstall existing trim where necessary
- Remove chimney in the house and patch/open where necessary

## Estimate Form

2 of 3

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### Work Description:

Paint, repaint all walls, ceilings, trim work, and doors  
Install popcorn texturing over ceilings where drywall installed  
Install one framing wall to divide main level bedroom  
Demolition all walls in the basement and paint floors gray and walls white  
Install proper gfci's where necessary  
Repair outlets to match code  
Install white outlets, switches, and covers  
Install smoke and carbon detectors  
Install drywall in the attic per existing framing  
Install proper insulation in the attic  
Paint the existing wood flooring in the attic

### Bathrooms (2 each):

Repaint existing bath tub if necessary  
Install plumbing for shower head spout  
Replace mixer  
Install new vanity, counter, sink, and mirror  
Install new toilet  
Install tile on the flooring and tub surround

### Kitchens (2 each):

Install cabinets to accommodate a 4 piece appliance set  
install Formica countertops  
Install a laminate backsplash  
Install and new sink and fixture

**Estimate Form**

**Epik Company**

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**Work Description:**

**Price includes:**

- (6) 30 yard dumpsters
- Electrical and plumbing permits

**Price does not include:**

- Appliances
- Light fixture labor or material
- Additional dumpster(s) (if any)
- Any city/state fees/fines
- Permits (except for electrical and plumbing)

**TOTAL JOB COST: \$126,199.08**

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Client's Signature

Date

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Contractors Signature

Date

To be a valid estimate form, it must be signed and dated by both client and contractor to acknowledge the authenticity of this document, and the view(ing) and/or review(ing) of this document. If an agreement is reached by both client and contractor, a contract will then be presented. In order for work to begin the contract must be signed and dated by both client and contractor in agreement, and a down payment must be paid. THIS IS NOT A CONTRACT NOR IS IT BINDING.