

LEAD HAZARD REDUCTION:

- **General:** All work to be done in accordance with applicable city, state and federal rules and regulations and laws. Work to be done by certified lead abatement workers, provide documentation to Construction Mgr. Contractor is responsible for all required notifications. Any questions regarding Lead requirements for this project or to schedule worker certification class **Contact Ramsey County Dept. of Health, Lead Hazard Control Program;**
 - **Mike Gilles (651) 266-1141 / mike.gilles@co.ramsey.mn.us**
 - **Jim Yannarely (651) – 266-1138 / jim.yannarely@co.ramsey.mn.us**
 - **Scope of Work:** See attached Lead-Based Paint Risk Assessment Report and recommendations prepared by Ramsey County.
 - **Preparation:** Before lead hazard reduction, all work areas to be prepped with poly sheeting drop cloths and dust containment barriers. The work area shall be cleaned daily to remove paint chips and dust.
 - **Dust Removal:** Contractor to use appropriate practices and methods to reduce generation and transmission of lead paint dust. At the conclusion of lead abatement and upon the projects substantial completion and prior to the contractors final draw request, all walls, trim and floors shall be:
 - vacuumed with a high efficiency particle accumulator vacuum (HEPA),
 - washed with a lead-specific detergent and rinsed with clean water,
 - vacuumed with a high efficiency particle accumulator vacuum (HEPA) to remove remaining dirt and dust.
 - **Disposal:** All paint chips and dust must be double-bagged. Contractor to submit receipts/manifests of proper disposal.
 - **Clearance Testing:** Contractor is responsible to schedule and pass the final Lead Clearance Test **prior to the contractors final draw request**. Ramsey County shall perform the Lead Clearance Test and provide GMHC with a Lead Clearance for the property. Cost of the first clearance test is to be paid by GMHC; any necessary subsequent clearance tests at Contractor's expense.
-

Code Compliance Report: The Contractor shall correct all items listed in the attached Code Compliance report.

Asbestos Removal: Asbestos abatement of the house siding, duct wrap, flue patch, and all other suspected asbestos materials is required. An asbestos report was not generated for this project. Assume that all siding, duct wrap and flue patch are asbestos containing materials. Contractor is responsible for all related asbestos removal per city and state requirements. Provide asbestos disposal manifest.

Product Requirements:

Low/No VOC Adhesives and Sealants: All adhesives on this project must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District (BAAQMD).

For more detailed information: <http://www.aqmd.gov/rules/reg/reg11/r1168.pdf> and www.baaqmd.gov

Low/No VOC Paints and Primers: All interior paints and primers must be less than or equal to the following VOC levels: Flats—50 g/L; Non-flats—50 g/L; Floor—100 g/L; Anti-Corrosive—250 g/L

Site Work:

- Around Entire Perimeter of House;
 - Remove all existing bushes, stumps, and outlaw growth around house to 8" below grade.
 - Install plastic edging to create 3' wide planting bed around house
 - Install metal basement window wells. Excavate to 12" below windows and install 6" deep pea gravel, leaving 6" below window sill.
 - Raise Grade; Add black dirt and raise grade to **minimum of 8" in 3' pitch**.
 - Install mulch to minimum 4" deep.
- Entire Site;
 - No Bare soils at all yard areas including boulevards; any bare soils must be covered with sod. Small bare areas may be covered with black dirt and seed and erosion control unless noted otherwise below.
 - Remove all existing bushes, stumps, and outlaw growth on site including around garage and along fencing lines to 8" below grade.
- Front Yard (North):
 - Remove front portion of existing chain link fence.
 - Remove front pavers and stone edging.
 - Remove concrete block circular landscape feature, along with any associated poles, hardware or landscaping materials.
 - Plant 4 new Annabelle Hydrangeas (*hydrangea arborescens*) as house foundation plantings. Evenly space plants within front planting bed.
- Rear Yard (South);
 - Remove rear wood fence.
 - Remove pavers.
 - Remove steel and wood poles.
 - Plant one 4" diameter Kentucky Coffee tree in SW area of rear yard.
 - Verify location with CM before planting.
 - Include tree irrigation bag.

- West Side Yard;
 - Install plastic edging, raise grade and mulch as indicated above.
- East Side Yard;
 - Remove entire sidewalk along east side of house, stone paving blocks and small concrete slab.

Fencing: Refer to Site Plan for fencing location.

- East Side yard:
 - Install 4' tall pressure treated spaced picket fencing (with 3' gate) from house bump-out to east lot line/neighbor's fencing;
 - Install 6' Dog Eared pressure treated privacy fencing along east lot line from new picket fencing to alley.
- West Side Yard:
 - Install 6' Dog Eared pressure treated privacy fencing along west lot line from southwest corner of house to northwest corner of new garage.
- Rear Yard (South):
 - Install 4' tall pressure treated spaced picket fencing (with 3' gate) from east lot line to southeast corner of new garage.
- Set all fence posts in concrete.

Concrete Sidewalks and Stoops:

- Front Concrete Stoop and sidewalk;
 - Remove the existing front concrete stoop and steps.
 - Install a new concrete stoop and steps with a landing that is 3' deep and 5' wide.
 - Include new frost depth pier footings as required.
 - New Stoop and steps to meet all codes.
 - Install new front yard sidewalk from steps to front lot line.
- East Side Sidewalk and Side Entry Steps:
 - Remove the existing sidewalk.
 - At new side entry, install new 4' wide concrete steps set on two frost depth pier footings.
 - Install a new 30" wide sidewalk along the east side of the house that runs from the new front yard sidewalk, to the new 4' wide side entry steps out to the new garage service door. NOTE: pitch sidewalk away from foundation for water runoff.
- **New Iron Railings:**
 - At front concrete stoop and new side entry, install two black iron handrails, 1 on each side. Drill and grout into place.

Chimney

- Remove the entire masonry chimney and infill roof deck, ceilings, walls and flooring.

Roofing

- Keep existing roof.
- Chimney: Remove entire masonry chimney and infill roof deck. Install underlayment, and match existing shingles.
- Modify roof to create new hip roof over rear closet bump-out:
 - Remove the entire rear porch floor, walls, and roof.
 - Remove existing roof shingles, underlayment, decking and roof framing over rear closet bump-out.
 - Construct a hip roof over SE bedroom closet. Align new roof line with existing roof to eliminate breaks in the roof line.
 - Install all new flashings.
 - Install new d-style drip edge at all roof edges.
 - Install Kick-Out flashing at all roof edges that terminate along a wall.
 - Install CertainTeed Winterguard ice and water barrier over entire roof bump-out, wrap up sidewall/roof junctions.
 - Install shingles to match house.
 - Assure no leakage. Clean up, remove all debris, and magnetic sweep entire area.
- Remove any TV antenna or dish.
- No Staples shall be used to fasten shingles.

New Front Entry Roof over Stoop:

- Remove existing metal awning.
- Construct a new gable entry roof to cover the front stoop landing.
- The entry is to be centered over the existing door opening, aligned with east entry wall of the exterior, and have a similar pitch to the primary front gable roof pitch.
- Roof to be 2x6 rafters, beams, with 1x6 fascia with 1/2" plywood sheathing.
- To support the roof fasten to house and install two large brackets made of 4x4 cedar. Securely bolt brackets to house wall. Add blocking in wall as required.
- Rafters, beams and sheathing remain exposed on the underside of the entry roof.
- Paint all exposed wood faces white.
- Roofing to be counter flashed at house siding.

Siding: New Heartland HeartTech Vinyl Siding on House, and New Garage:

- Asbestos Siding: properly remove and dispose of all asbestos siding per local and state regulations. Provide CM with a disposal manifest.
- Remove, package and dispose of all wood outside corner boards and multiple layers of existing siding to expose all wall sheathing on the house.
- Remove all surface run cable or wires, and any abandoned hardware.
- Remove all gutters and down spouts.
- Cover all of the wall sheathing with house wrap and tape all seams.

- Install new metal drip cap above all windows, doors, and horizontal trim.
- Install Heartland HeartTech 1x4 outside corner trim and 1" inside corners.
- Install new Vinyl Siding, Heartland HeartTech, Profile: D4; Color: Pewter. Install siding in strict accordance to the manufactures' installation instructions.
- Caulking; Using VULKEM urethane caulk, caulk windows, doors, corner boards, all penetrations through the siding, and other areas.

New Metal Soffits and Wrap on House, Porches, and New Garage:

- Includes all Soffits, Fascia, Horizontal Trim, Window Trim, Door Trim, and Miscellaneous Trim.
- Remove awning from above front porch door.
- Remove, package and dispose of all windows down to the rough opening including frame and interior/exterior trim, sashes, jambs, parting bead, and inner stops. Follow all lead practices per report.
- Remove trim package and dispose of trim from all exterior doors. Follow all lead practices per report.
- For all windows and doors, install 1x4 boards around all exterior head and side trim areas. Install 1x2 boards along all window sill areas.
- Remove, package and replace any rotted, damaged, or missing wood from fascia, soffits and other areas. Follow all lead practices per report.
- Install new pre-finished aluminum wrap on all Soffits, Fascia, Horizontal Trim, Window Trim, Door Trim, and Miscellaneous Trim.
- All metal soffits and trim to be minimum .019 Gauge.
- Color; Bright White

Gutters & Downspouts –Remove all existing gutters and down spouts. Install all new 5" seamless aluminum gutters along all house roof edges. Install Large style downspouts with 6' extensions at all four corners of the house and a down spout at each front and rear porch (including splash blocks). Lead water towards the front and rear yards. Color; Bright White

Exterior Vents and Openings: Provide rodent-proof/corrosive proof screens at all large exterior openings.

Address Numbers: Install new 4" black address numbers with traditional (serif) font at house & garage.

Mail Box: Install a new black steel wall mounted mail box set on west side of front door. Size: Approximately 8.5 x 10.25

Exterior Entry Door @ Front, North Side:

- Remove and dispose of existing door, sill, threshold, and trim. Follow all lead practices per report.
- Install new pre-hung Energy Star rated insulated fiberglass door: Masonite Halifax Camber Fanlite Primed Smooth Fiberglass Entry Door or approved equal.

- Install new Schlage Camelot Double Cylinder Satin Nickel Handleset with Georgian Interior Knob, includes locking knob and dead-bolt. Common key all doors.
- Finish paint door using Benjamin Moore Grand Entrance low VOC door and trim enamel; Color Exterior: Impressionist Ruby; Color Interior: White Dove; Finish: Satin (interior and exterior)

New Exterior Door @ East side entry: Refer to enclosed House Plan

- At west side of house remove existing west window, modify framing as required to accommodate a standard 3' wide 6'8" tall exterior door.
- Install new pre-hung Energy Star rated insulated fiberglass door: Masonite Halifax Camber Fanlite Primed Smooth Fiberglass Entry Door or approved equal.
- Install new Schlage lockset, includes locking knob and dead-bolt. Common key all doors. Style: Georgian; Finish: Satin Nickel
- Finish paint door using Benjamin Moore Grand Entrance low VOC door and trim enamel; Color Exterior: Impressionist Ruby; Color Interior: White Dove; Finish: Satin (interior and exterior)

Remove Exterior Entry Door @ Rear, South Side;

- Remove and dispose of existing door, sill, threshold, and frames. Follow all lead practices per report.
- Modify rear entry framing to accommodate a double hung egress window. Refer to SW Bedroom in the Window section below for window specifications.

Storm Door @ Front, North Side:

- Remove existing storm door.
- Install new Larson # 350-17, Full View Storm Door or approved equal; Color: White. Install wind chains and closers.

Storm Door @ New Side Entry, East Side:

- Install new Larson # 350-17, Full View Storm Door or approved equal; Color: White. Install wind chains and closers.

Windows (See Lead Hazard report):

- Remove and discard all existing storm windows.
- **New Window Specifications:**
- All new windows to be Double Hung type Vinyl windows with nailing fins, insulated, Low-E, and Argon glass sash with full screens, locks and pulls. Color: white. A-Craft, Silverline, or American Craftsman 8500 Series **ONLY**. Windows must be Energy-Star Rated. Assure smooth operation of all windows. Install per window manufacture recommendations.
- Remove, package and dispose of all windows down to the rough opening including frame and interior/exterior trim, sashes, jambs, parting bead, and inner stops. Follow all lead practices per report.

- **Hazardous Locations:** Contractor is responsible to install Tempered Glass as required by code and the local building official at all Hazardous Locations.
- **Living Room North (Front) Wall** replace 2 existing windows with new Double Hung windows.
- **Living Room East Side Wall** replace 1 existing window with new Double Hung window.
- **Kitchen/Dining Room, North Wall** replace 1 existing window with new Double Hung window.
- **Kitchen/Dining Room, East Wall** replace 2 existing windows with new Double Hung windows.
 - South/East Kitchen Window: Raise sill to allow window to clear new kitchen backsplash.
- **Den** – replace 1 existing window with new Double Hung window.
- **SW Bedroom** replace 1 existing window with new Egress Double Hung window.
- **SE Bedroom**
 - East Wall: replace 1 existing window with new Double Hung window.
 - South Wall: replace existing rear entry door with new Egress Double Hung window.
 - Remove and dispose of existing door, sill, threshold, and frames. Follow all lead practices per report.
 - Modify rear entry framing to accommodate a window.
 - Install new Double Hung window.
- **2nd Floor North (Front) Wall:** Replace existing 1 window with 1 Double Hung window.
- **2nd Floor South (Rear) Wall:** Replace existing 2 windows with 2 Double Hung windows.
- **2nd Floor West Wall:** Replace existing 2 windows with 1 Egress Sliding window. Modify opening as required.
- **2nd Floor East Wall:** Replace existing 1 windows with 1 Double Hung windows.
- **Basement Windows:** Remove package and dispose of all basement windows. Includes the entire window, wood frame, trim boards plywood covering. Install new masonry venting glass block windows at all basement windows.

New Garage (14' wide x 22' deep): (Locate new garage per site plan and survey.)

- Locate and construct new 14' wide x 22' deep garage per the specifications listed in this section, the Garage Plan, and the survey provided by GMHC.
- Locate the new garage, 6' from the west lot line and 10' from the (Alley) South lot line entering garage from the (Alley) South side.
- Roof - Prefab trusses, gable ends front & rear, 12" overhangs. Shingles to match house.
- Floor and Curb
 - Prepare ground and install min. 6" tamped sand base.
 - Pour a 4" floating concrete slab with 12" thickened edge and control joints, WWM reinforcement.
 - Include masonry or poured curb with anchor bolts, fastened to slab under

wood walls.

- Wall Construction; Set wood walls on masonry curb. Wood studs 16"oc with OSB sheathing and vinyl siding over house wrap, Treated bottom plate.
- Drywall—Install 5/8" drywall on west garage wall as may be required by city code.
- Electrical--- Install new underground service to garage. Install one lamp flood with motion detector at peak of garage above overhead garage door. Install exterior wall fixture by service door with motion detector. Install (1) interior ceiling fixtures. Receptacles: one in ceiling for electric door opener and one on wall below switches.
- Service Door – 2'-8" wide fiberglass, insulated.
 - Satin Nickel color Schlage Lever lockset and deadbolt with security strike keyed the same as the house. Finish paint white Semi-Gloss Finish
- Overhead Door – Pre-finished embossed steel front, 8 foot wide by 7 foot high, include all track, hardware, keyed lock. No glazing. Assure smooth operation. Color White
- Garage Door Opener—Provide and install ½ HP opener with 2 remotes.
- Siding; Cover all sheathing with house wrap and tape all seams. Install new Heartland HeartTech, Profile: D4; Color: Pewter. Include 1x4 outside corner trim. Include drip caps at all doors. Install siding in strict accordance to the manufactures' installation instructions.
- Pre finished metal Fascia and Soffit and Trim around the doors. White to match house.
- Driveway 14' wide by 10' deep— Prepare ground and install and compact 4" new class 5-gravel base with 2 1/2" new bituminous paving. Locate new driveway Per Site Plan. See site plan.

Wood Floors Repair and Refinishing:

- **1st Floor:**
 - Living Room: Remove wide plank flooring on west side of living room. Replace with solid wood flooring to match east side of living room.
 - Reuse removed flooring to patch other areas of the house.
 - SW Bedroom: Remove any carpet strips, nails or staples. Remove exposed pipe.
 - SE Bedroom (former Kitchen):
 - Remove all abandon plumbing, electric, and hardware. Remove any nails or staples.
 - Closet Floor:
 - Elevate closet floor at floor joists to level entire closet.
 - Remove and replace existing floor to match bedroom floor.
 - Check all wood floor areas, remove any nails or staples, and repair any holes or damage. Fill any gaps with wood filler.
 - Provide wood threshold strips at all wood/tile transitions and where any room to room flooring gaps exist.
 - Completely sand and varnish with 3 coats of satin low VOC water based floor varnish.

- Areas with Wood Floors: Living Room, Kitchen/Dining Room, Den, 1st Floor Bedrooms, and Closets.
- **2nd Floor**
 - North (front) room:
 - Patch chimney hole and infill with neatly patched floor boards.
 - Remove elevated wood area around chimney. Neatly patch floor as necessary.
 - South (rear) room:
 - Remove any protruding nails or staples. Patch floor register hole and infill with neatly patched floor boards.
 - Check all wood floor areas, remove any nails or staples, repair any holes or damage, and fill gaps with wood filler.
 - Entire Attic Area (including landing at top of stairs): Completely sand and varnish with 3 coats of satin low VOC water based floor varnish.
- **Stairs to 2nd Floor**
 - Patch any holes and remove any protruding nails and staples.
 - New Landing: Extend bottom stair to create a landing at the base of the stairs. Surface the landing using ¾" or thicker unfinished flooring. Prime all exposed wood surfaces.
 - Lead Hazard Reduction Measures: Stabilize paint on treads and risers per the Lead Report.
 - Paint stairs with 2 coats low VOC semigloss floor paint. Color: White

Tile floors:

- Install new tile floors for Bathroom and New Side Entry room.
 - Floor Tile: Fired Earth Ceramics Color: Lizett Gris, Size: 8 x 12 in" Standards: Comply with ANSI A137.1
 - Tile layout should stagger/offset each row.
- Bathroom:
 - Remove all existing floor tiles.
 - Install new ½" cement board substrate over wood floor. Glue and screw into place.
 - Install new ceramic tile on bathroom floor and matching bullnose base.
- New side entry:
 - Install new ½" cement board substrate over wood floor. Glue and screw into place.
 - Install new ceramic tile on entry floor.

Ceilings:

- Lead Hazard Reduction Measures: Stabilize paint in all areas that tested positive in the Lead Report.
- Remove the entire masonry chimney. Infill ceilings.
- New Side Entry:

- Remove entire existing soffit along north wall to create a consistent ceiling height.
 - Install ½ drywall over existing ceiling and finish smooth.
- SE Bedroom (See 1st floor plan):
 - Remove entire soffit along west wall to create a consistent ceiling height.
 - Install new 1/2" drywall over existing ceiling and finish smooth.
- Bathroom: Remove false ceiling above shower to create consistent ceiling height within bathroom. Install new 1/2" drywall and finish smooth.
- 2nd Floor: remove abandon hardware, patch all holes and cracks, prime and finish paint.
- All ceilings: remove abandon hardware, patch all holes and cracks, prime and finish paint.
- Paint; bathroom & kitchen ceilings to be semi-gloss finish, all other ceilings flat finish using Benjamin Moore Aura paints.
- Color: Decorator's White

Interior Walls: See Floor Plans

- Lead Hazard Reduction Measures: Stabilize paint in all areas that tested positive in the Lead Report.
- Remove the entire masonry chimney. Infill walls.
- Den (See 1st Floor Plan):
 - Relocate the doorway between the Den and the new kitchen as shown on plans. Maintain 6' between south kitchen wall and new door trim to allow for cabinets and appliances.
 - Install new 30" x 80" doorway between bathroom and den as shown.
 - Install new 30" x 80" doorway between stairway and den as shown.
- Kitchen (See 1st Floor Plan):
 - Relocate the doorway between the den and the new kitchen as shown on plans. Maintain 6' between south kitchen wall and new door trim to allow for cabinets and appliances.
 - Infill existing door to bathroom. Install new 1/2" drywall and finish smooth.
- New Side Entry Room: (See 1st Floor plan)
 - Remove window and install entry door as shown.
 - Construct new wall between Side Entry and SE Bedroom as shown.
- SE Bedroom: (See 1st Floor Plan):
 - Remove wall mounted cabinets.
 - Cover all existing plaster/drywall with new 1/2" drywall and finish smooth.
 - Remove abandon plumbing, electrical, and hardware from wall.
 - Remove existing bumpout and closet in the SW corner as shown and infill wall.
 - Remove old window from existing SE closet wall and infill.
 - Construct new north wall between Side Entry and SE Bedroom as shown in 1st Floor Plan.
 - Install new 1/2" drywall and finish smooth.
 - Remove old rear entry door and install egress DH window as shown.
 - Infill door to SW bedroom.

- SW Bedroom (See 1st Floor Plan):
 - Remove closet from SE corner and existing door, infill wall.
 - Create new 30" x 80" doorway between bedroom and 2nd floor stairway.
 - Construct new closet along north bedroom wall with a new 30" x 80" closet doorway.
- Bathroom (See 1st Floor Plan)
 - Remove all plumbing fixtures and existing shower.
 - Remove all plaster and drywall to expose framing.
 - Remove false ceiling above shower to create consistent bathroom ceiling height.
 - Remove the entire masonry chimney. Infill walls.
 - Infill doorway between Bathroom and Kitchen.
 - Create new 30" x 80" doorway between bathroom and den.
 - Insulate and poly exterior wall.
 - Install new 1/2" drywall and finish smooth.
- Second Floor:
 - North room:
 - Remove wood wall covering near chimney, and patch with 1/2" drywall.
 - Remove masonry chimney. Patch and smooth remaining partition between north and central 2nd floor rooms.
 - Central Room:
 - Remove abandon plumbing and hardware from wall.
 - Patch north wall partition.
- All Walls: Remove abandon hardware, patch all holes and cracks, prime and finish paint.
- Prime and Paint all walls, eggshell finish using Benjamin Moore Aura paint.
 - Wall Color: Revere Pewter
 - Paint bathroom wall with semi gloss finish.

Millwork: (See Lead Hazard Report)

- Remove all existing baseboard, door, threshold, and window casings. Package and dispose of all trim that tested positive for lead.
- Install all new American Wood Moulding AMH-L163E 5/8 in. x 5-1/8 in. primed finger-joint pine molding at all baseboard locations.
- Install matching base shoe at all locations.
- Install Woodgrain Millwork 25 mm x 3-1/2 in. x 8 ft. Medium Density Fiberboard RB-03 Casing at all door and window casings throughout house.
 - Install .75" pine sills for all windows.
- Prime and paint. All millwork to be primed and painted with two coats Benjamin Moore Aura Paint; Color: White Dove; Finish: Satin
- **Stairway to 2nd Floor:**
 - Remove plywood panel and hardware at top of stairway.
 - Install wall mounted handrail.
 - Handrail color and finish to match wood floors.
 - Hardware finish: oil rubbed bronze

1st Floor Interior Doors:

- For all interior door locations including closet doors: Install Mastercraft Primed 2-Panel Stile and Rail Prehung Solid Core Interior Doors or approved alternative.
- Prime and Paint. Paint: Benjamin Moore Aura Paints; Color: White Dove; Finish: Satin

2nd Floor Interior Doors;

- Back room (south of stairwell) entry door and closet, and central area (north of stairwell) entry door and closet: Install Mastercraft Primed 2-Panel Stile and Rail Solid Core Interior Doors or approved alternative.
 - Trim doors to fit existing openings.
- Prime and Paint. Paint: Benjamin Moore Aura Paint; Color: White Dove; Finish: Satin

Hardware, 1st Floor:

- All Interior Doors: Install Schlage Georgian knob sets; Finish: Satin Nickel. Use Privacy Knobs at bathroom door.
- All other miscellaneous 1st floor hardware to be Satin Nickel color.

Hardware, 2nd Floor:

- All Interior Doors: Install Schlage Georgian knob sets; Finish: Oil Rubbed Bronze.
- All other miscellaneous 2st floor hardware to be Oil Rubbed Bronze color.

Closets and Shelving;

- At all existing and new closets remove package and dispose of all existing shelving, trim, and replace with new.
- At New Side Entry: install a new rod/shelf per plan

Basement:

- Asbestos Abatement Required. Contractor is responsible to properly remove all suspected asbestos duct wrap, flue patch, and all other suspected asbestos materials. Follow all City and State requirements. Provide CM with disposal manifest.
- Replace all adjustable support posts with 4x4 posts on plinth blocks.
- Basement Windows: Remove package and dispose of all basement windows. Includes the entire window, wood frame, trim boards and any plywood covering.
 - Install new masonry venting glass block windows at all basement windows.
- Stairs to Basement:
 - Construct an additional step below bottom stair.
 - Paint steps with 2 coats low VOC floor paint; Color: Gray
 - Install metal nosings at all treads.
 - Install hand railings as required to meet code.
- Rim Joist Area: caulk or foam all holes and penetrations and insulate to R19.
- Basement bathroom fixtures

- Remove all fixtures.
 - Cap water/sewer connections at floor or ceiling for future use.
- Chimney: Remove entire masonry chimney.
 - Infill ceiling and patch floor as necessary.
- Basement Foundation Walls:
 - Scrape off all loose plaster and loose paint.
 - Tuck point all wall cracks or holes.
 - Paint walls with TWO COATS DryLok paint. Assure full coverage
- Basement partition walls and support posts:
 - Clean and remove all furring strips, abandon hardware, and peeling paint.
 - Paint medium grey.
- Floor Slab:
 - Remove all tile or wood floor coverings.
 - Infill holes as required to remove all tripping hazards.
 - Sweep and scrub clean entire floor. Paint floor with low VOC paint designed for concrete floors. Color: Medium grey.
- Basement Utility Sink and Washer/Dryer hookups (See Plumbing/HVAC/Electrical sections)
 - Install new single bin sink with anti-siphon faucet, washer and dryer hookups.
 - Locate on west wall to north of basement stairs.
 - Verify location with CM prior to installation.

Kitchen: See 1st Floor Plan

- Remove masonry chimney and infill.
- Replace 3 existing windows with new Double Hung windows.
 - South/East Kitchen Window: Raise sill to allow window to clear new kitchen backsplash.
- Infill doorway between Kitchen and Bathroom per plan
- Relocate the doorway between the den and the new kitchen as shown on plans. Maintain 6' between south kitchen wall and new door trim to allow for cabinets and appliances.
- Relocate electrical, plumbing, and gas as required for new Kitchen layout.
- New Cabinets – Provide and install Timber Pro or approved equal kitchen cabinets per plans. Cabinets to be New Haven Pure White style. Provide and install per 1st Floor and Elevation Plans. Contractor is responsible to verify all dimensions and include any required fillers. Notify the CM of any required cabinet changes. Cabinet sizes: W2442, W3024, W3624, W1242R, W1242L, WA2442R, W3342, SB33, B33, EZR36R.
 - Door knobs: Liberty 1-1/4 in. Hollow Cabinet Hardware Knob or approved alternative
 - Drawer Pulls: Liberty 2-1/2 in. or 3 in. Dual Mount Cabinet Hardware Cup Pull
 - All cabinet hardware: Satin Nickel finish
- New Counter Tops; Provide and install new counter tops and backsplash per plan. Counter Top: Formica; Edge Profile: Ogee; Color: 299-58 Ebony Oxide

- Seal any exposed particle board surface or edge with a low VOC waterbased varnish.
- Appliances; Contractor to provide and install new refrigerator, dishwasher, microwave vented to exterior and gas range as listed below;
 - Whirlpool Energy-Star Stainless Steel Finish Package:
 - Refrigerator with Left-Hinge: WRT351SFYM
 - Dishwasher: WDF310PAAS
 - Gas Range: WFG510S0AS
 - Microwave: WMH31017AS

Bathroom;

- Remove false ceiling above shower to create consistent ceiling height (Refer to Interior Walls section above)
- Remove all plumbing fixtures and existing shower.
- Remove all existing cabinets, tops, appliances, plumbing fixtures.
- Infill doorway between kitchen.
- Install new door between den per plan (Refer to Interior Walls section above).
- Install new American Standard 0115.411 Colony Pedestal Bathroom Sink with Pedestal (4" Centers, 21-1/4" Length and Overflow) or approved equal. Color: White
- Install new ProFlo, Kohler or approved equal 1.28 GPF Two-Piece toilet. Include seat.
- Ventilation: Bathroom Venting-- Install new Panasonic FV-08VKSL1 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous 1/2 speed with switch for full speed boost.
- Install new door per plan.
- Walls, Ceilings, Floor, Millwork, Plumbing and Electrical – Per Scope
- Ceramic Tile Floor and Base;
 - Remove all existing floor tiles and sub floor
 - Install new 1/2" cement board substrate over sub floor. Glue and screw into place.
 - Install new ceramic tile on bathroom floor and matching bullnose base. Staggered offset tile layout.
 - Floor Tile: Fired Earth Ceramics Color: Lizett Gris, Size: 8 x 12 in" Standards: Comply with ANSI A137.1.
- Install new fiberglass tub and surround. Color: White
- Install new Zenith 22 in. Wood Swing Door Medicine Cabinet in White above sink.
- Accessories Provide and Install: One polished chrome color towel bar, one polished chrome color toilet paper holder, and one two-pronged polished chrome towel hook for bathroom door, one polished chrome shower curtain bar.
- Caulk – Caulk with silicone to seal around all edges at floor of sink and toilet.

INSULATION AND AIR SEALING:

Testing: GMHC will contract and pay for IR and Blower Door insulation testing to verify that the work complies with Scope. Contractor shall make any necessary corrections to the insulation and bypass sealing work as determined by the testing and pay \$ 200.00 for any required 2nd testing.

Infiltration Reduction Scope of Work

Location	Scope of Work
Seal Attic Bypasses	Contractor shall seal all attic bypasses. Bypasses shall be defined as any building air leakage pathway between conditioned and unconditioned areas. Bypass locations include, but are not limited to, the following areas: chimney chases, combustion and soil stack chases, open wall tops, dropped ceilings, open plumbing walls, beneath knee walls and around duct work, electrical work and attic access points. Bypasses shall be sealed in such a manner that the movement of air through the bypass is essentially stopped.
2 nd Floor Side Attics: Dense Pack Below Floor and blow above floor to R-50 total	Before insulating the attic, Contractor shall confirm proper air sealing. Installation must meet or exceed the Minnesota Energy Code where space permits. Floored attics shall be blown below floor boards to capacity with cellulose using the Dense Pack Method to a minimum density 3.5 lbs/ft ³ , or dense pack spider fiberglass per manufacturer's instructions. Blow above floorboards to bring below and above total to R-50. Provide attic insulation depth markers.
In the small peak areas upstairs and over the SE bedroom closet, blow open attic to R-50	Before insulating the attic, Contractor shall confirm proper air sealing. Installation must meet or exceed the Minnesota Energy Code where space permits. Blow insulation to depth indicated on manufacturer's coverage chart, consistently and evenly to R-50. Provide attic insulation depth markers.
Dense Pack Slants to capacity	Determine cavities are free of hazards and can support dense packing pressures, locate drilling hazards. If drilling from the interior, control dust and plug, patch and sand holes. Installation must meet or exceed the Minnesota Energy Code where space permits. Blow Slant walls with cellulose to capacity using the Dense Pack Method to a minimum density 3.5 lbs./ft ³ , or dense pack spider fiberglass per manufacturer's instructions. Access slants from side attics or drill, fill and patch from living space.
Insulate Open Knee walls	The floor joist cavity bypass located below the knee wall shall be blocked air tight with dense pack cellulose or a rigid barrier sealed in place below the interior face of

	the knee wall. Air seal all joints, cracks and penetrations in finished material including interior surface to framing connections. Insulate all knee walls to R-30 minimum. Fit R11 batt insulation between studs so that it is in full contact with the warm side air barrier and fills the wall cavity without any gaps, voids, or compression. A second layer of horizontal R19 batts should be installed outside the studs to reduce thermal bridging. Batt insulation must be secured and covered with moisture permeable, air impermeable house wrap. Alternatively, use 2 part polyurethane foam installed to manufacturer's instructions. Follow all applicable Minnesota codes.
2 nd Floor Only: Dense pack exterior walls from interior.	Exterior walls insulated from inside the house shall be drilled through to provide access. Determine cavities are free of hazards and can support dense packing pressures, locate drilling hazards, control dust when drilling from interior. Holes must be filled with tight fitting plugs and patched. Completely fill each cavity to a consistent density. Dense pack cellulose to a minimum density of 3.5 lbs./ft ³ or dense pack spider fiberglass per manufacturer's instructions. Follow all applicable Lead Safe Work Practices as per the EPA's RRP Rules.
1 st Floor Only: For open wall cavities	1 st Floor walls are insulated to capacity. At areas opened up during construction installation must meet or exceed the Minnesota Energy Code where space permits. Fit batt insulation between studs so that it fills the wall cavity without any gaps, voids, or compression. Install a continuous poly vapor barrier across framing members and batt insulation on the warm side of the insulation. Seal around windows, doors, electrical openings and seams. Alternatively, apply 2 part polyurethane foam to open wall cavities. Follow manufacturer's instructions. Installation shall be completed according to all applicable Minnesota codes.
Air Seal and Insulate Rim Joist	Caulk or foam all holes and penetrations and insulate with fiberglass to R-19 around basement rim joist.

Code Compliance Report:

- Contractor is responsible for completing all items listed on the code compliance report including final inspections.

PLUMBING: See 1st Floor Plan.

Warranty — The entire plumbing system shall meet the requirements of the MN State Building Code, the Mpls. Housing Maintenance Code and the Mpls. Building Inspections Department.

Remove: All plumbing fixtures, water heater, steel water pipes, all abandoned pipes and hardware.

Water Meter: Have new water meter installed. Ensure new water meter service valves are to code and grounded. Assure water pressure is full and adequate for household uses.

Sewer Cleanout Service: Sewer line to be cleaned-out (augured) from floor house to street main. Provide documentation of work.

Water Supply Pipes: Existing copper water supply pipes may remain if in good condition. Check for leaks. Remove all others. All new water supply pipes to be PEX.

DWV: Clean out and reuse existing main stack. Reuse existing waste and vents only if in good condition and meets code.

Water Heater: Replace with new gas fired, powered-direct-vent through sidewall, 50 gallon Rheem Water Heater (.63 EF or better, Energy Star rated), or approved equal. Include installation and all utility hook-ups.

- Install new aluminum catch/drainage pan at new water heater, diameter at least 4 in. greater diameter than water heater. Connect pan drain pipe to floor drain.

Floor Drain: Replace existing with new, locate near furnace.

Hose Bib: Remove all existing. Install two new anti siphon frost-proof type; one near front and rear of house.

Fixtures: Remove existing. Provide and install all new plumbing fixtures. All fixtures are available at faucetdirect.com

Gas Lines:

- Where ever possible use Gastite Tubing instead of copper. Ground as required.
- Verify integrity of all existing gas pipe lines. Carefully check all existing connections and joints for leaks.
- Install new piping, connections and shut-offs for new water heater, kitchen gas range, and future clothes dryer in basement.
- **Gas Line Testing:** Air test at 50 PSI for 24 hours all new and existing gas piping.

Kitchen: See 1st Floor Plan

- Locate and install sink, dish washer, and gas range per plan.
- Install Moen 22219, stainless steel, double basin, drop in, 22x33 inch sink.
- Install Delta faucet. Model: 440-SSWE-DST Collins1 Handle Water Efficient Kitchen Faucet (1.5 GPM or less) with Sprayer. Finish: Stainless.
- Install, hook-up and level dishwasher.
- Install and hook-up gas range.

Bathroom:

- Provide and install new fixtures:
 - Install new ProFlo, Kohler or approved equal 1.28 GPF Two-Piece toilet. Include seat.
 - Install new American Standard 0115.411 Colony Pedestal Bathroom Sink with Pedestal (4" Centers, 21-1/4" Length and Overflow) or approved equal. Color: White
 - Install new Delta 520LF-HGMHDF Low Flow (.5 GPM) Centerset Bathroom Faucet. Finish: Polished Chrome
 - Install new Kohler K-T395-4SE Devonshire Single Handle Tub and Shower Trim Only with Metal Lever Handle, Low Flow (1.5 GPM) Single Function Shower Head, and Slip-Fit Diverter Tub Spout. Finish: Polished Chrome
 - Install new fiberglass tub and surround. Color: White

Basement:

- Basement Utility Sink and Washer/Dryer hookups:
 - Install new single bin sink with anti-siphon faucet set to 1.5 GPM max flow.

- Locate on west wall to north of basement stairs.
- Verify location with CM prior to installation.
- Securely fasten to floor or wall.
- Install new valves and washer hookups.
- Basement bathroom fixtures:
 - Remove all fixtures.
 - Cap water/sewer connections at floor or ceiling for future use.

ELECTRICAL: See 1st Floor Plan.

Warranty: The entire electrical system shall meet the requirements of: the MN State Building Code, the Mpls. Housing Maintenance Code and the Mpls. Building Inspections Dept.

Demo & Disconnects: Remove all hazardous, illegal and abandoned wiring, electrical hardware and equipment. Disconnect and relocate wiring as necessary for construction of kitchen, side entry, and SE bedroom.

Main Panel:

- Keep existing panel.
- Install new circuits and rewire existing circuits as necessary to code.
- Clearly identify all circuits on inside of panel cover.

System - Existing wiring system may be reused if to code and in good condition. Install new wiring and circuits to code as necessary.

Existing Devices;

- Remove and Replace all existing switches, outlets, and cover plates.
- Properly ground all outlets.
- Install all new white color devices and cover plates.

Smoke and CO Detectors: Remove all existing. Install all new on all 3 levels per code.

Telephone – Assure one proper working phone jack in the kitchen or living room and one proper working phone jack on second floor.

Cable TV: Assure proper working cable TV jack in the living room, lower level bedrooms, and one location on the second floor, with home-runs to a single location in the basement. Remove any existing exterior surface run cable.

Living Room:

- Install new ceiling fixture at existing fixture location.

Kitchen : See 1st Floor Plan

- Remove all abandon or hazardous wiring.
- Relocate all switching and outlets as required per code for new kitchen remodeling plan.
- Install new ceiling fixture at existing fixture location.
- Install new GFI outlets as required per code above counter tops.
- Install outlet in cabinet for microwave
- Install new outlet for refrigerator
- Install new outlet for dishwasher.
- Install new outlet for gas range.

Bathroom:

- Install new GFI outlet near sink.
- Install new vanity light above sink.
- Bathroom Venting: Install new Panasonic FV-08VKSL1 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous ½ speed with switch for full speed boost.

New Side Entry Interior: Install new ceiling light centered in room with a new wall switch.

SE Bedroom:

- Remove all surface mounted wiring and fixtures.
- Remove all abandoned or hazardous wiring.
- Install new wall outlets as required per code.
- Install new ceiling fixture centered in room with a new wall switch.
- Install new closet light fixture at existing location.

SW Bedroom: Install new ceiling fixture at existing location with a new wall switch.

Stairway to 2nd Floor:

- Install new ceiling fixture at existing location.
- Install new wall switch at top and bottom of stairs.

2nd Floor:

- Install new wall switches for all light fixtures.
- South facing room: Install new light fixture at existing location.
- Central 2nd floor area: Install wall mounted fixture on right side (looking south) of doorway.
 - Ensure fixture remains clear of open door.
- East facing dormer room: Install wall mounted fixture at existing location.
 - Ensure fixture is flush to wall.
- North facing room: Relocate fixture from ceiling to wall on right side (looking south) of entryway/threshold.
 - Install new wall mounted fixture at new location.

Basement:

- Remove all unused, hanging, or hazardous wires and devices.
- Install new outlet for direct-vent water heater.
- Wire new furnace and Central AC Unit
- Repair existing or install new outlet for washer and gas dryer
- Reuse existing or install new light fixtures. Assure min. of 8 ceiling pull-chain lights all switched together and evenly spaced.

Exterior Outlets: Install two new GFI exterior outlets one outside of front entry and one near rear of house.

Exterior Lighting Outside of Front Porch: Install new wall fixture at existing location above main entry door.

Exterior Lighting New Side Entry: Install new wall fixture centered above door with interior switch.

New Garage:

- Install new underground service to garage.

- Install one lamp flood with motion detector at peak of garage above overhead garage door.
- Install exterior wall fixture by service door with motion detector.
- Install (1) interior ceiling fixtures
- Receptacles: one in ceiling for electric door opener and one on wall below switches.

Light Fixture Selections:

- Replace all light fixtures.
- Install warm white/soft white (2700K to 3000K) Energy Star rated compact fluorescent light bulbs in all fixtures.

Provide and install the following new Light Fixtures:

- **Front Exterior Entry:** Design House 516732 Monterey Outdoor Sconce, Oil Rubbed Bronze, Dark Sky Compliant fixture
 - Include dusk to dawn light sensor
 - Install Energy Star qualified LED bulb, soft white or warm white; minimum efficiency of 45 lumens/watt.
- **New Side Exterior Entry:** Design House 516732 Monterey Outdoor Sconce, Oil Rubbed Bronze, Dark Sky Compliant fixture
 - Include dusk to dawn light sensor
 - Install Energy Star qualified LED bulb, soft white or warm white; minimum efficiency of 45 lumens/watt.
- **Living Room Ceiling:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light, Oil Rubbed Bronze
- **Kitchen Ceiling:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze
- **Den:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze
- **SW Bedroom Ceiling:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze
- **SE Bedroom Ceiling:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze
- **SE Bedroom Closet Ceiling:** Nuvo Lighting 60-3 Energy Star Ball Flush Mount Ceiling Light; Color: Mahogany Bronze with Champagne Linen Glass
- **Bathroom Vanity:** Sea Gull Lighting 44437BLE-05 Fluorescent Academy Two Light Wall/Bath Vanity; Color: Polished Chrome
- **Side Entry Interior:** Nuvo Lighting 60-3 Energy Star Ball Flush Mount Ceiling Light; Color: Mahogany Bronze with Champagne Linen Glass
- **Stairwell to 2nd Floor Attic:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze
- **2nd Floor, Central Living Area:** Royce RV5305ES/1 Transitional One Light Energy Star Bathroom Vanity Fixture from the Monroe Collection; Oil Rubbed Bronze
- **2nd Floor, South Facing Room:** Canarm IFM919A13213 2 Light Allyson Energy Star Flush Mount Ceiling Light; Color: Oil Rubbed Bronze

- **2nd Floor, North Facing Room:** Royce RV5305ES/1 Transitional One Light Energy Star Bathroom Vanity Fixture from the Monroe Collection; Color: Oil Rubbed Bronze
- **2nd Floor, East Facing Room:** Royce RV5305ES/1 Transitional One Light Energy Star Bathroom Vanity Fixture from the Monroe Collection; Color: Oil Rubbed Bronze
- **Exterior Garage Service Door:** Design House 516732 Monterey Outdoor Sconce, Oil Rubbed Bronze, Dark Sky Compliant fixture
 - Include motion sensor
 - Install Energy Star qualified LED bulb, soft white or warm white; minimum efficiency of 45 lumens/watt.
- **Garage above OH Door:** Heath-Zenith SL-5718-BK 2 Light Motion Sensing Security Light

HVAC:

- **Warrant** that the entire heating and venting system shall meet the requirements of: the MN State Building Code, the Mpls. Housing Maintenance Code and the Mpls. Building Inspections Dept.
- **Asbestos Abatement Required:** Contractor is responsible to properly remove all asbestos duct wrap and all other suspected asbestos materials. Follow all City and State requirements. Provide CM with disposal manifest.
- **Demolition** – Remove the entire existing heating system including boiler, radiators and pipes.
- **Masonry Chimney/Flue;** remove entire flue.
- **Furnace and Heating System;** Size new furnace per ACCA Manuals J and S methods. Design, supply and install entire new forced air heating system including a Goodman (or approved equal) gas furnace minimum 95+, sealed combustion, direct vent through the sidewall. Include AC hook up. Run pipe and hook-up gas. Reuse existing or create new 2" pad. Install vibration control. System to be operable and ready to use at project completion.
- **New Duct Work:** Install all new supply and return ducts to properly heat all finished rooms including 2nd floor areas, and one supply to unfinished basement area. Assure proper air flow to all rooms. No duct work in unconditioned spaces.
- **Duct Location Approval: Prior to construction** HVAC contractor shall walk through the site with GMHC's Construction Manager and Model Cities Project Manager to approve all duct run locations.
- **Duct Sealing:** Tape or mastic all seams and joints in all duct work to assure sealed system.
- **Testing:** Test fire, check and balance entire system and controls. Assure proper air flow to all rooms.
- **Thermostat:** Install new Honeywell programmable setback thermostat including all wiring, connections.
- **Registers:** Install all new supply and return air registers.
- **Air-Conditioning:** Provide and install a Goodman (or approved equal) minimum 13

SEER air conditioning system. NOTE: Do not install AC Compressor until directed to do so by GMHC. This will occur after the home is sold to the buyer.

- **Kitchen Ventilation:** Install microwave exhaust vented to exterior through east kitchen wall.
- **Basement Laundry Ventilation:** Install new rigid metal ductwork down to the floor for future gas dryer.
- **Bathroom Venting:** Install new Panasonic FV-08VKSL1 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous ½ speed with switch for full speed boost.

Final Clean-up;

- The complete project shall be maid-cleaned.
- All debris removed from the site at the completion of the contract.
- Windows: remove all labels, clean all glass (outside and inside)
- Clean, dust and vacuum all finish flooring
- Clean all light fixtures
- Clean plumbing fixtures, appliances, counter tops, and all cabinets (outside and inside).
- Open up all floor registers and remove debris and vacuum out ducts.
- In basement sweep to remove cob webs and dust from the ceiling, walls and floor
- Clean off furnace, water heater and any other equipment.
- Install new furnace filter after construction.
- Install small area rug inside all entry ways.

Permits:

Include all required project permits and close out all permits prior to final draw.

Utilities:

GMHC will pay for natural gas, water, and electric use during construction. Contractor is responsible to order service, coordinate connections and maintain utilities.

Keys and Garage Remotes:

Provide CM with minimum of 4 house keys and 2 garage remotes.

Required Project Documents and Close-Out Checklist:

- GMHC Punch List Items Complete
- All Permits Closed
- Final Lead Clearance Report
- Asbestos Disposal Manifest
- Documentation of Sewer Clean Out

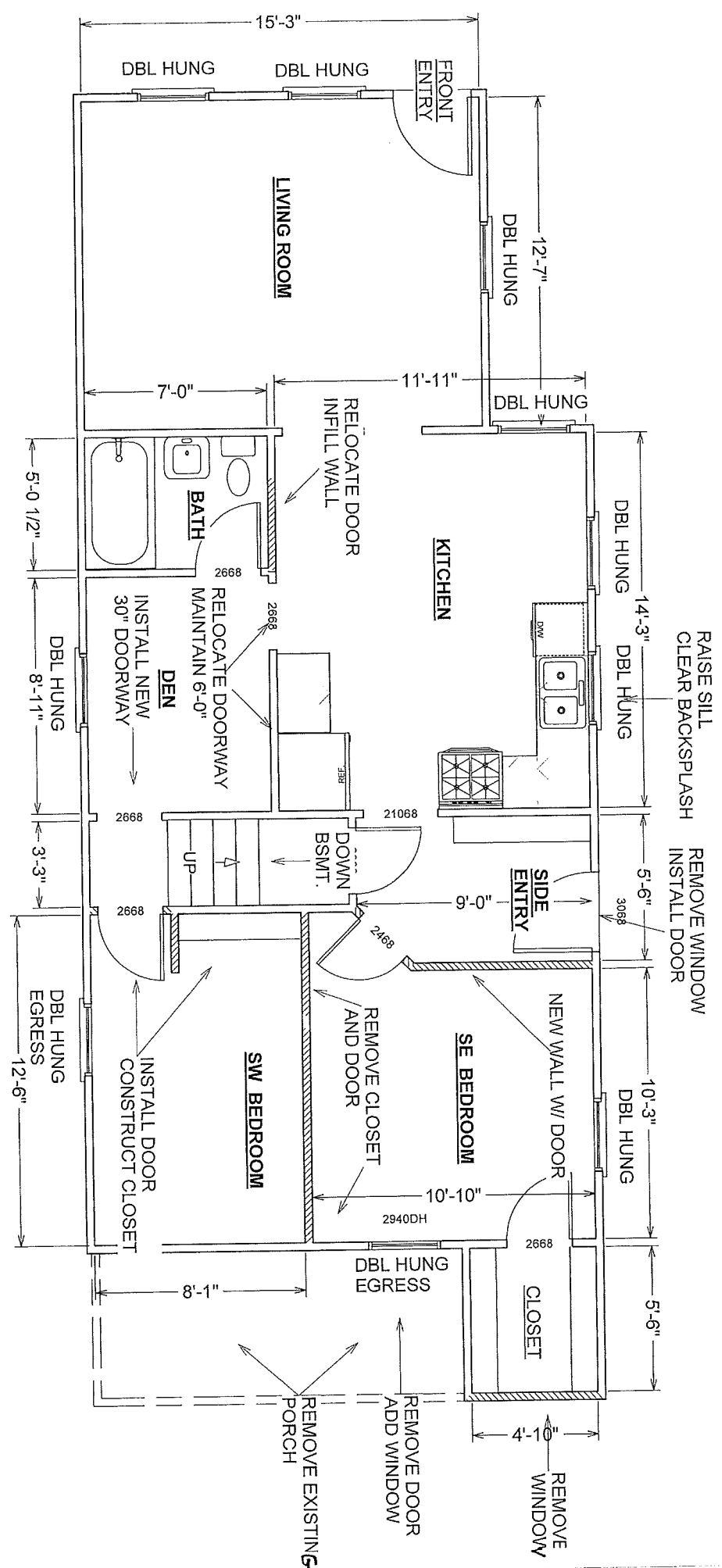
- EPA Firm Certification and Certified Renovator Training from General Contractor
- EPA Firm Certification and Certified Renovator Training from Electrician, HVAC, and Plumbing Sub-Contractors
- Construction waste disposal/recycling reports from vendor (Atomic or approved equal.)
- Post-Renovation Energy Audit.

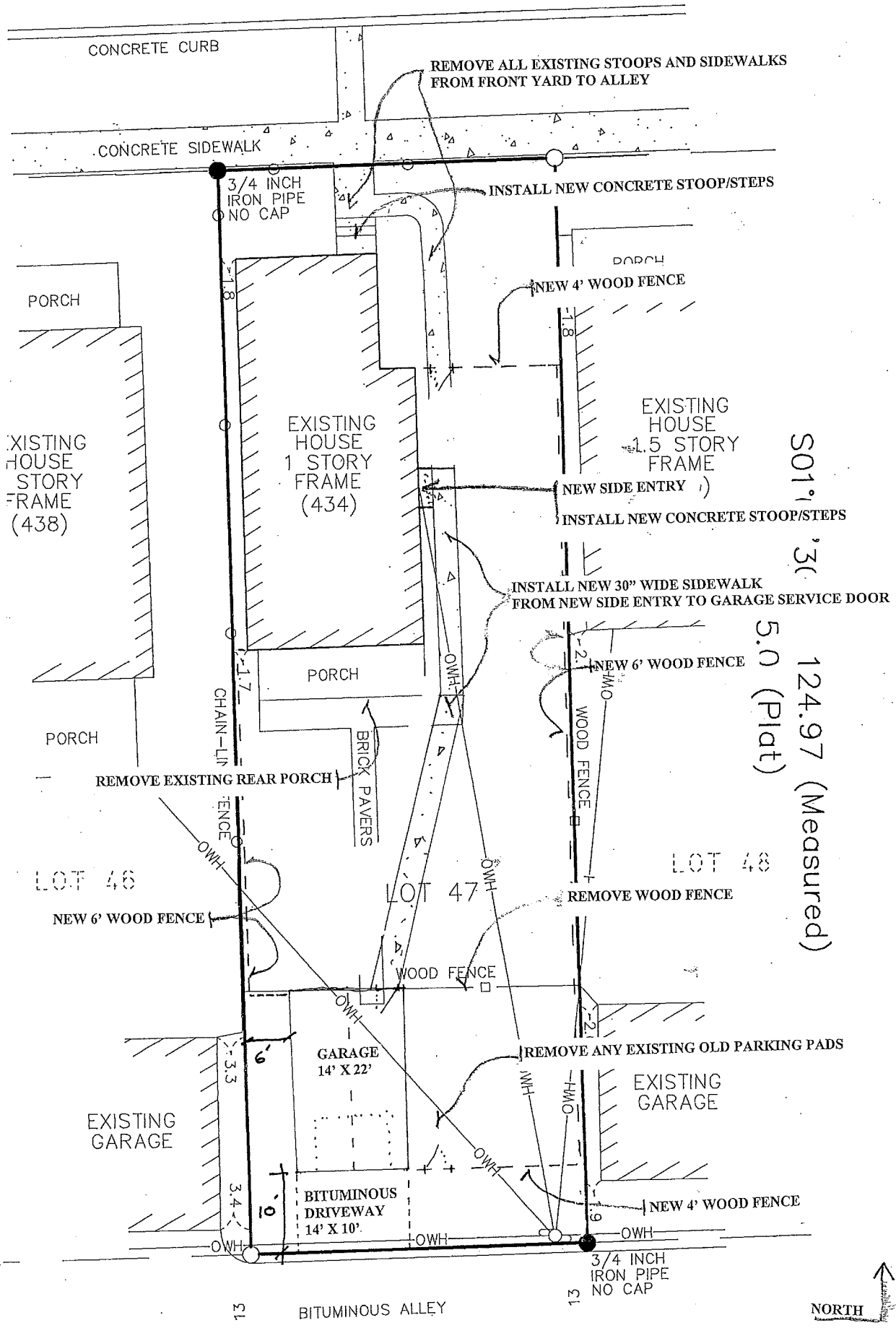
End Scope Of Work.....

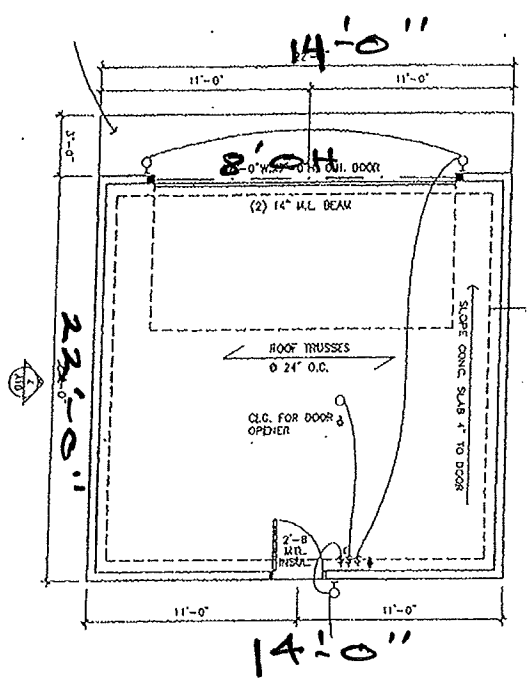


434 CHARLES ST. PAUL MN 1ST FLOOR PLAN

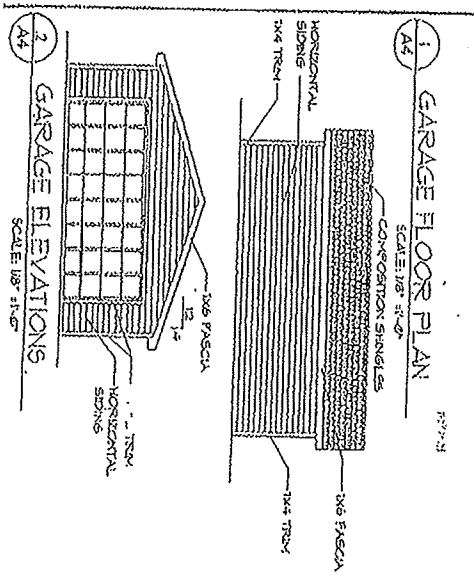
JULY 23, 2013





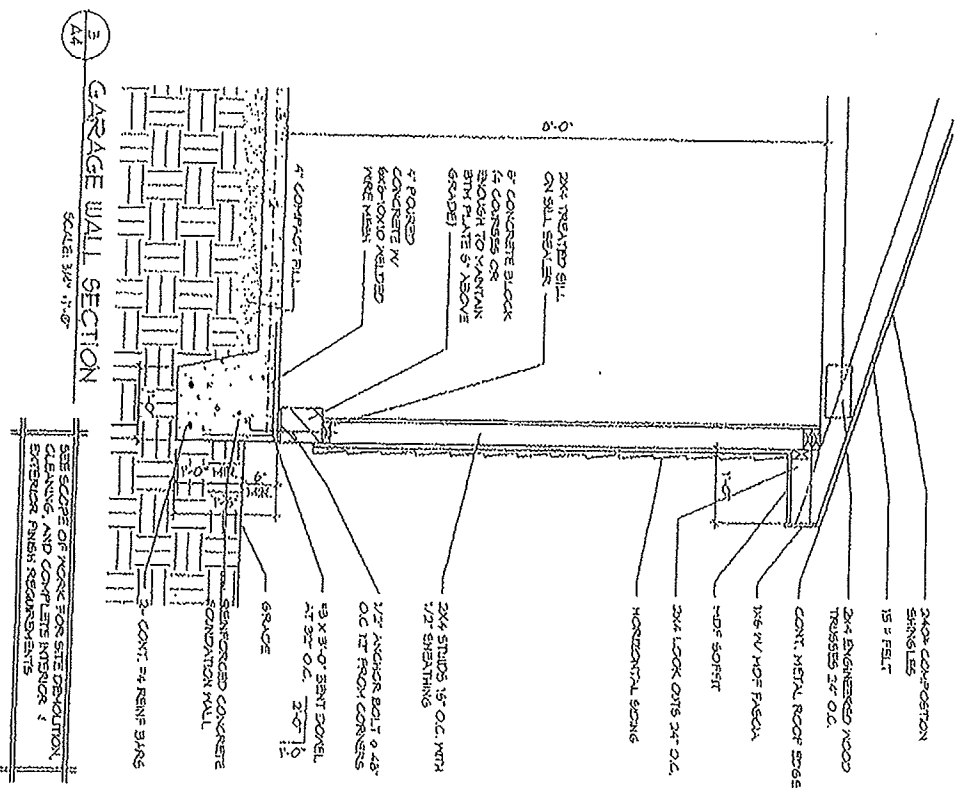


2 GARAGE PLAN
SCALE: 1/8" = 1'-0"



1 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 GARAGE ELEVATIONS
SCALE: 1/8" = 1'-0"



3 GARAGE WALL SECTION
SCALE: 3/8" = 1'-0"

434 Charles St

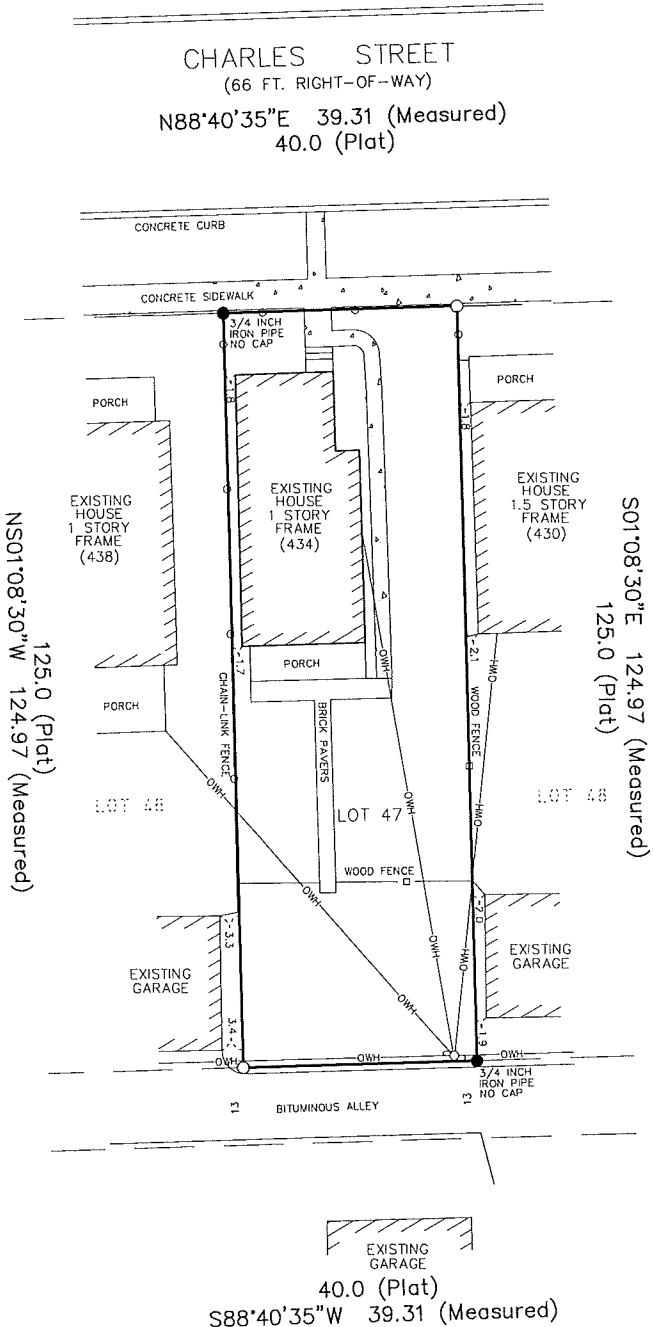
Garage Plans

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.
 1200 Centre Pointe Curve, Suite 275
 Mendota Heights, Minnesota 55120

Survey Made For:
 MODEL CITIES
 Mr. Dale Cooney
 839 University Avenue
 St. Paul, Mn, 55104

Legal Description:
 Lot 47, Block 16, SMITHS
 SUBDIVISION OF STINSONS
 DIVISION OF BLOCKS 9, 10,
 15, and 16, Ramsey County,
 Minnesota.



SCALE
 1 inch = 20 ft.

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464.
 - Denotes Iron Monument found size, type, & R.L.S. as noted.
 - OWH— Denotes Overhead Utility wires
 - ▣ Denotes Concrete Surface
- SITE ADDRESS: 434 Charles Street, St. Paul, MN
 AREA: 4,926 SQ. FT. OR 0.11 ACRES
 BASIS OF BEARINGS: ASSUMED
 LAKE & LAND SURVEYING. JOB NO. 2013.054

I certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jonathon L. Foraci
 Jonathon L. Foraci
 Registered Land Surveyor & Registered Engineer
 Minnesota Registration No. 16464

June 26, 2013