



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. 12 days prior to the meeting date.

Date Received: 11/29/18

Amount Paid: \$15.00 Rec'd. By: _____

I am applying for a:

- ☐ Certificate of Appropriateness (COA) - **\$15.00 application fee required.**
☐ Landmarks Paint & Repair Grant (LCP & R) - **\$15.00 application fee required.**
☐ Both - \$30.00

A. General Information:

Name: Jeremy Rynders Occupation: realtor
Phone-Home: 414 795 6675 Phone-Work: 414 795 6675
Mailing Address: PO Box 510186, New Berlin, WI 53151
Spouse's Name: Jodi Rynders Occupation: homemaker
Phone-Work: 414 698 4625

B. Income Level Information: (Required only for those applying for a LCP & R Grant)

Based on the following chart, CHECK ONE OF THE BOXES BELOW to INDICATE WHETHER YOUR FAMILY INCOME IS ABOVE OR BELOW THE GUIDELINE amount for your household:

No. in Family	Income Level (Up to:)	No. in Family	Income Level (Up to:)
1.....	\$37,650	5.....	\$58,050
2.....	\$43,000	6.....	\$62,350
3.....	\$48,400	7.....	\$66,650
4.....	\$53,750	8.....	\$70,950
<input type="checkbox"/> Income is Above Guidelines		<input type="checkbox"/> Income is Below Guidelines	

C. Architectural Information on Property:

Historic Name of Building: _____ Construction Date/Era: _____
Historic Property Address: 916-920 Clinton Street Architectural Style: _____

Brief Historic Background: _____

Have there been any alterations or repairs? ___ Yes X No

If yes, describe alterations/repairs: _____

D. Nature of Intended Repair(s)/Proposed Work:

Briefly and accurately describe type and location of proposed work on primary building, carriage house, outbuildings (i.e.: garage), fences (including retaining walls), paved surfaces and landscaping. Attach extra sheets and supplemental material as requested in the criteria checklist found in Section E. Be sure to reference the attached Exhibit A, which summarizes the guidelines from the Secretary of Interior's Standards for Historic Preservation Projects. Your narrative must address any of the following elements related to your project:

ROOF

Repair or replacement? _____

Soffits/Fascia/Downspouts _____

Eaves, Gutters _____

Shingle type/style/color _____

SIDING

Repair or replacement? _____

Paint Colors, Materials _____

Shingling/Ornamentation/Stickwork _____

OTHER EXTERIOR REPAIRS

Awnings _____

Brickwork/Stonework _____

Cresting _____

Doors _____

PORCH

Repair or replacement? _____

Front or Side, Rear _____

Ornamentation _____

Finials, Other _____

CHIMNEY

Repair/replacement? _____

Flashing _____

Tuckpointing _____

WINDOWS

Repair/replacement? _____

Materials, Other _____

FOUNDATION

Extent of repair _____

Tuckpointing _____

Other _____

MISCELLANEOUS

Landscaping _____

Fences _____

Paving/Brick Pavers _____

1. Tuckpointing will be done on the 3 exposed surfaces of the building.
2. The commercial storefront will have replacement windows & metal trim. The metal panels above the storefront to be replaced also.
3. Painting to the wood will be done. Same colors will be used.

Estimated start date: Spring 2018

Estimated completion date: Fall 2018

I/We intend/have already applied for the state's preservation tax credits: ☐ Yes ☒ No

Status: _____

Has owner done any previous restoration/repair work on this property? ☒ No ☐ Yes

If yes, what has been done? _____

Are any further repairs or alterations planned for this building for the future? ☐ No ☒ Yes

If yes, please describe: window repair for residential units

in the next 5 years

E. Criteria Checklist (REQUIRED, please read carefully):

For ALL PROJECTS

- ☐ Photographs of affected areas and existing conditions from all sides
- ☐ Historic plans, elevations or photographs (if available)
- ☐ Material and design specifications, including samples and/or product brochures/literature when appropriate

For ALL NEW CONSTRUCTION/ADDITIONS/EXTERIOR ALTERATIONS/FENCING & LANDSCAPING

- ☐ Site and/or elevation plan – to scale (required for all new construction or proposed additions)

For EXTERIOR PAINT WORK

- ☒ match what is there already
- ☐ Color samples (including brand of paint and product ID number) and placement on the structure

REQUIRED FOR ALL LCP & R APPLICATIONS

Provide a detailed cost estimate for these repair(s), based on the number of gallons of paint, the amount of lumber, or the number of panes of glass, etc. Be certain to separate material costs from labor. Include a written estimate(s) if available:

I have read and answered the above to the best of my knowledge, and the information I have supplied is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application. If I am applying for a LCP & R, I also agree to do the intended paint and/or repair work, as outlined and proposed above, exactly as described, or I agree to return the entire amount of the grant. I understand that I, or my assistants, must finish the proposed project within one hundred twenty (120) days of the payment of the grant. Compensation for the paint/materials, acquired solely for the repairs specified above, will be paid promptly upon the receipt of the properly written billing, or in a manner to be agreed upon between the owner/renter and the Landmarks Commission or its authorized representative(s). Once the proposed paint/repair project has been approved, no changes or alterations in design or color scheme are allowed without the express written approval of the Landmarks Commission or its authorized representative(s). Failure to comply with the above is sufficient cause for the grant recipient to be required to immediately repay the entire grant amount. Any and all disputes which may arise under this agreement, or its interpretation, concerning eligibility, approval, procedures or forfeitures, shall be presented in writing to the Landmarks Commission, by the applicant, within ten (10) days of the dispute. The Landmarks Commission will then make a decision, and notify the applicant of its decision in writing, within ten (10) days of receipt of the letter detailing the nature of the dispute. These decisions will be final and binding.

Signed: _____

Date: _____

Office use only:

Received by: _____

Inspected/Photographed By _____

COA Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

_____LCP & R Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

Tuckpointing Quote #1



Jodi Rynders <916920clinton@gmail.com>

Masonry repairs**carlos@totalmasonryrepair.com** <carlos@totalmasonryrepair.com>

Thu, Jul 27, 2017 at 8:50 PM

To: Jodi Rynders <916920clinton@gmail.com>

Jodi,

Sorry for the delay but we have not had internet access for the past couple days at the office and I just got home.

Here is what I came up with:

2 guys 3 days

Tuckpoint as needed approx. 30%

Only stone area below (see attached picture)

TOTAL = \$5,103.00

+ 250 + 500 = 85853

If you would like to have us perform the work, let me know and I will provide you a contract.

Thank You,

Carlos Albelo

Custom Restoration Inc.

262-422-0826 (C)

262-820-3030 (O)

262-820-3019 (F)

Carlos@TotalMasonryRepair.com

www.TotalMasonryRepair.com

LICENSED*BONDED*INSURED

[Quoted text hidden]



Jodi.jpg
1321K



Jodi Rynders <916920clinton@gmail.com>

Masonry repairs

Carlos Albelo <carlos@totalmasonryrepair.com>
To: Jodi Rynders <916920clinton@gmail.com>

Tue, Sep 26, 2017 at 11:47 AM

Thank you for the follow up

The additional tuck pointing on the front of the building above the sidewalk = \$250

Grind out joints on the stone belts at second floor level, back and caulk = \$500

Carlos Albelo
262.422.0826
Carlos@TotalMasonryRepair.com
www.TotalMasonryRepair.com

Sent from my Mobile Device

On Sep 25, 2017, at 6:47 PM, Jodi Rynders <916920clinton@gmail.com> wrote:

Hi Carlos.

Just wanted to follow up with our meeting from last week.....

Thank you again for meeting with Jeremy again today to do a more thorough look over. Could you please send us a revised quote with the additions you both spoke about today? We need to present everything to the city before we can proceed. Thanks!

Jodi Rynders
916-920 Clinton LLC
414-698-4625

On Mon, Sep 18, 2017 at 8:43 PM, Jodi Rynders <916920clinton@gmail.com> wrote:

Hi Carlos.

Thank you again for meeting with Jeremy again today to do a more thorough look over. Could you please send us a revised quote with the additions you both spoke about today? We need to present everything to the city before we can proceed. Thanks!

Jodi

On Thu, Jul 27, 2017 at 8:50 PM, <carlos@totalmasonryrepair.com> wrote:

Jodi,

Sorry for the delay but we have not had internet access for the past couple days at the office and I just got home.

Here is what I came up with:

tuckpointing Quote #2

J&K Masonry Co. <jamesframpton58@yahoo.com>
Reply-To: "J&K Masonry Co." <jamesframpton58@yahoo.com>
To: Jodi Rynders <916920clinton@gmail.com>

Wed, Sep 6, 2017 at 6:54 PM

Hi Jodi,

Sorry about the delay.

I did get out to look at the property 916 and [920 Clinton St.](#) in Waukesha.

The East facing South parapet needs rebuilding at least 1 foot back toward the west (I didn't see the parapet from the roof).

Where the brick meet header stone and sill stone have separated and need repointing.

There are weathered joints, step cracks in the brick, Lannon stone and carved decorative stone joints, on the requested East and North elevations. Also, we need to caulk where the masonry abuts to wood, metal or any material different from the masonry (window/door frames etc.) At your request, I didn't quote any masonry restoration of the West elevation.

We would be able to do the masonry restoration described above for.

16,400.00.

This includes all tools, equipment, labor, permits, tax, and insurance to safely perform the complete masonry restoration described above.

We do top quality work; No smears, cheap or improperly placed materials. We are licensed, insured and bonded.

Thank you,

James Frampton
Mobile: [414-469-9272](#)

J&K Masonry Co. LLC
PH: [414-231-0245](#)
FAX: [866-386-1558](#)

From: Jodi Rynders <916920clinton@gmail.com>
To: "jamesframpton58@yahoo.com" <jamesframpton58@yahoo.com>

Storefront Quote #1

BID PROPOSAL

DATE: November 7, 2017
Project Name: Jeremy & Jodi Rynders
Location: 916 & 920 Clinton St.



11233 W Greenfield Ave.
West Allis, WI 53214
414-771-5660
Fax 414-771-7924

We propose to furnish and install:

Remove (13) existing windows and metal trim, replace with new 2" X 4 1/2" thermally broken aluminum frames with 1" clear insulated Low E glass, install new break metal and flash frames.

CLARIFICATIONS:

EXCLUSIONS:

- 1) Final cleaning is excluded. We will remove labels and excess sealants from framing and glass surfaces at time of installation.
- 2) Glass is not warranted against breakage. We will replace broken glass caused directly by our employees at time of installation.
- 3) Furnishing of temporary enclosures, temporary material protection and removal or resetting of temporary enclosures is excluded.
- 4) Customer to provide solid anchoring at perimeter conditions to withstand loads.
- 5) Mirrors

FOR THE SUM OF

DOLLARS \$11,950.00

ALTERNATES:

+ 1732

\$13682

THIS PROPSAL IS SUBJECT TO THE FOLLOWING TERMS & CONDITIONS:

- 1) Proposal is subject to revision if not accepted in writing within 30 days.
- 2) Proposal, if accepted, is subject to approval by the Credit Department of Milwaukee Plate Glass. Terms of payment are NET 30 unless other terms are negotiated. Milwaukee Plate Glass does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to MPG be based upon, or subject to, Customer's receipt of payment for MPG's work. Subcontractor does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to Subcontractor be based upon, or subject to, Customer's receipt of payment for Subcontractor's work.
- 3) No back charge or claim of Customer for services shall be valid except by an agreement in writing by Subcontractor before the work is executed. In such event, Customer shall notify Subcontractor of such default, in writing, and allow Subcontractor reasonable time to correct any deficiency before incurring any costs chargeable to Subcontractor.
- 4) Subcontractor shall be entitled to equitable adjustments of the contract price. Including but not limited to any increased costs of labor, supervision, equipment or materials, and reasonable overhead and profit, for any modification of the project schedule differing from the bid schedule, and for any other delays, acceleration, out-of-sequence work and schedule changes beyond Subcontractor's reasonable control, including but not limited to those caused by labor unrest, fires, floods, acts of nature or government, wars, embargos, vendor priorities and allocations, transportation delays, suspension of work for non-payment or as ordered by Customer, or other delays caused by Customer or others. Should work be delayed by any of the aforementioned causes for a period exceeding ninety (90) days, Subcontractor shall be entitled to terminate the subcontract. Subcontractor change proposals must be processed in not more than 30 calendar days or as otherwise indicated on the change proposal.
- 5) Subcontractor shall be entitled to equitable adjustments of the contract time for extra work it performs in accordance with the subcontract documents, and for extra work it performs pursuant to written or verbal instructions of Customer, provided that Subcontractor gives Customer notice prior to starting such extra work, identifying the date and source of the instructions considered as requesting extra work. Subcontractor shall also be entitled to payment for said extra work. Subcontractor may also claim damages for cumulative impact of multiple changes on Subcontractor's efficiency. Subcontractor's entitlement to adjustments shall not be contingent upon, or limited to, adjustments received by Customer.
- 6) Except as specifically required in subcontractor's scope of work, Customer shall furnish all temporary site facilities, including but not limited to site access, storage space, hoisting facilities, guard rails, covers for floor, roof and wall openings, security, parking, safety orientation, break and lunch facilities, toilet and wash facilities, drinking water and other water facilities, electrical service, telecommunication service, lighting, heat, ventilation, weather protection, fire protection, and trash and recycling services.
- 7) Any indemnification or hold harmless obligation of Subcontractor extends only claims relating to bodily injury and property damage (other than to the subcontractor's work), and then only to that part or proportion of any claim caused by the negligence or intentional act of Subcontractor, its sub-subcontractors, their employees, or others for whose acts they may be liable. Subcontractor shall not have a duty to defend. This paragraph does not, however, restrict obligations of Subcontractor, if any, to indemnify Customer against intellectual property infringement claims or against claims for payment for work for which Subcontractor has been paid.
- 8) Subcontractor's work shall be executed in substantial compliance with the Subcontract Documents, in a good and workmanlike manner, and free of defect not inherent in the design or specified materials. This warranty excludes any remedy for damages or defects caused by ordinary wear and rear, and agrees that Subcontractor does not warrant the adequacy, sufficiency, suitability or building code compliance of the plans, specifications, or other Contract Documents including, without limitation, any specified sole source of brand-name products, equipment, or materials, and Customer accepts the manufacturer's warranty as its sole recourse with regard to such items. THIS WARRANTY IS PROVIDED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SUBCONTRACTOR. Subcontractor is not responsible for special, incidental, or consequential damages, Subcontractor is not responsible for damage to its work by other parties, and any repair work necessitated by such damage is extra work. Subcontractor's responsibility for damage or loss in transit ceases upon delivery in good condition to a public carrier. All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, texture and performance standards. All warranty claims must be received by Subcontractor in writing not more than one (1) year after completion of subcontractor's work, and Subcontractor must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

ACCEPTED: _____

YOURS TRULY,

MILWAUKEE PLATE GLASS COMPANY

DATE: _____

Scott Hanson



Jodi Rynders <916920clinton@gmail.com>

Fwd: Storefront for Clinton

message

Jeremy Rynders <jrynders@kw.com>
To: Jodi Rynders <916920clinton@gmail.com>

Wed, Dec 6, 2017 at 8:13 AM

Additional horizontal metal pieces above windows:

----- Forwarded Message -----

Subject:Storefront
Date:Wed, 6 Dec 2017 08:13:10 -0600
From:Scott Hanson <SHanson@mpgco.com>
To:Jeremy Rynders (jrynders@kw.com) <jrynders@kw.com>

Good morning Jeremy,

Replace metal panels above storefronts. \$1,732.00

Please let me know if you need anything else. Thanks

Scott Hanson

Project Manager

Milwaukee Plate Glass Co.

11233 W. Greenfield Ave.

West Allis, WI 53214

Phone 414-771-5660 ext. 118

Fax 414-771-7924

Cell 414-651-9076

SHanson@mpgco.com



All Family Glass, Inc. /dba
BGS GLASS SERVICE
1620 ARCADIAN AVE.
WAUKESHA, WI 53186



Storefront Quote #2

Quote

Quote Number: JB5998
Quote Date: 9/29/2017

Fed. ID#

Phone: (262) 513-2806
Fax: (262) 513-2812

www.bsgglass.com

Members of MBA, NARI, BBB

Quoted to:

JODI RYNDERS
920 CLINTON STREET
WAUKESHA, WI 53186
Phone: (414) 698-4625 Fax:

Ship to:

Job Name		Shipping Method	**Payment Terms**	Sales Rep	
916 & 920 CLINTON STREET		Installed	COD	JACK BAUER	
Quantity	Item	Description		Unit Price	Extension
1	COMMERCIAL	REMOVE EXISTING STOREFRONT SYSTEM (GLASS, FRAMING AND BRAKE METAL FLASHING); FURNISH AND INSTALL 2" X 4 1/2" THERMALLY BROKEN ALUMINUM STOREFRONT (BRONZE OR CLEAR ANODIZED) GLAZED WITH 1" LOW-E TEMPERED INSULATED GLASS.		17000.00	17,000.00*
1	LINE ITEM	EXISTING WOOD POSTS AND FRAMING TO BE CLAD IN COLOR MATCHING ALUMINUM AND CAULKED FOR A WEATHER TIGHT SEAL		0.00	0.00*
1	LINE ITEM	AT 916 CLINTON STREET, FRAMES INCLUDE: TRANSOM ABOVE DOOR UPPER AND LOWER FRAMES AT RETURN TO DOOR FROM FRONT STOREFRONT 2 UPPER AND 2 LOWER AT FRONT		0.00	0.00*
1	LINE ITEM	AT 920 CLINTON STREET, FRAMES INCLUDE: SIDELITE NEXT TO DOOR TRANSOM ABOVE DOOR 2 UPPER AND 2 LOWER FRAMES AT FRONT		0.00	0.00*
1	LINE ITEM	NEW BRAKE METAL ENDS AT WINDOW HEIGHT-FINISH ABOVE WINDOW NOT BY BGS		0.00	0.00*

* means item is non-taxable

All material on this quote is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All glass installed and/or supplied by BGS Glass Service meets ASTM glass standards.

TOTAL AMOUNT 17,000.00

Measurements taken by customers are solely the responsibility of the customer.
BGS WILL NOT BE RESPONSIBLE FOR ANY MEASUREMENTS NOT TAKEN BY A BGS EMPLOYEE.

All merchandise returned for credit, refund or exchange must be in resalable condition, authorized for return and accompanied by this receipt.
Restocking charges will be applied. NO RETURNS WILL BE AUTHORIZED FOR ANY SPECIAL ORDERS OR CUT FLAT GLASS.

NOTICE OF LIEN RIGHTS AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, builder hereby notifies owner that persons or companies furnished labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid. Any/all lien waivers for this job will not be released until payment in full, is received by BGS Glass Services.

BGS Glass Service Warranties:

- 1) Insulated (Thermopane) Glass Units Installed: 10 years on insulated Unit and One year on labor.
- 2) Insulated (Thermopane) Glass Units Supplied Only: No Warranty
- 3) Shower Doors, Installed: One year on parts and labor, excluding tempered glass.

- 4) Mirrors, Installed: To be free of defects arising from Improper production, for a period of 3 years (contact BGS for list of defects) and One year on labor.
- 5) ALL Custom Made: Glass/Mirror/Plexi/Lexan/Windows/Storms/Screens - SUPPLIED ONLY: No Warranty. Product leaves BGS premises, product is not covered by ANY warranty. No exceptions. Inspect all products before you leave BGS Glass Service.
- 6) Custom Window Orders: Please contact your representative for appropriate warranties.



Painting Quote #1

Jodi Rynders <916920clinton@gmail.com>

MONSTER PAINTING LLC WI.

Transcript

Vic Monster <monsterpainting66@gmail.com>
To: Jodi Rynders <916920clinton@gmail.com>

Fri, Dec 29, 2017 at 10:45 AM

If you have any questions or concerns please feel free in giving me a call or shooting me a text or e-mail!

Sorry for the wait!

MONSTER PAINTING LLC WI.
137 WISCONSIN AVE.
WAUKESHA, WI. 53186
(262) 408-1100

JODI RYNDERS
920 CLINTON ST.
WAUKESHA, WI 53186
(414)698-4625

EXTERIOR: MURAL

- Back wall (as specified)
- Full Scraping
- 1 Coat Prime
- 2 Coats Paint

PRICE: \$6,490.00

OPTION 2: BACK

- Back Area
- Brick
- Scrape
- 1 Coat Prime
- 2 Coats Paint

PRICE: \$4,280.00

OPTION 3: FRONT

- Front Area
- All Trim Molding
- Detailed Areas (Green, Red, Ect.)
- 1 Coat Prime
- 2 Coats Paint

PRICE: \$3,215

****Please have in mind that the price includes all materials, labor, and the equipment rental for the 60ft lift. If you decide to complete areas separately in different occasion the price will change due to equipment rental charge** We would also like to give you a 10% discount for all options for having you wait! Thank you so much for your patience! (Total: \$13,985/10% -\$1,398.50/Grand Total: \$12,586.50)****

****As the primer we will be using *Peel Bond Primer (PrimeRX)* this is the best recommended because it seals and bonds tightly to marginally prepare surfaces, you will notice that when it is applied it goes on milky-white and as it dries it gets clear. The formula is made to create a smoother, more even base-coat on rugged, weathered surfaces.****

****For both options 1 & 2 we will be using **SuperPaint® Exterior Acrylic Latex** to deliver excellent performance and protect against the elements. Cold and frosty or hot and humid, this formula goes on smooth and resists blistering and peeling. And thanks to its advanced acrylic resin technology, you'll enjoy excellent adhesion and color retention. SuperPaint offers a dirt-resistant and mildew-resistant coating. Perfect for a Satin Finish***

****For option 3 we will be using **Resilience Paint-Resilience®** Paint is the perfect choice for residential and commercial exteriors. It has outstanding hide, brushability and exceptional resistance to moisture. With Resilience, the threat of rain or dew will not slow down or delay the job because it is specially formulated with breakthrough MoistureGuard™ technology, resisting moisture twice as quickly as standard exterior latex coatings. Newly painted exteriors develop resistance to moisture in just two hours rather than the four-hour minimum most coatings require.****

- ***Preparation: Washing, Caulking, Scraping, and Prime (Exterior)***
We will be sure to cover and protect any furniture, floor, ceiling, baseboards and cabinets. (Interior)
- ***Monster Painting offers you an 18 month warranty on work performed (Decks & Interior NOT Included)***
- ***Monster Painting is FULLY Licensed & Insured***
- ***We require a 25% deposit***
- ***We are responsible of cleaning the area after the job is completed***
- ***Estimate Price Valid For One Month***

The information contained in this e-mail message and any attachments is intended only for the confidential use of the designated recipient named above. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately at the e-mail address listed above. Thank you

Jodi Rynders <916920clinton@gmail.com>
To: Jeremy Rynders ICE <jrynders@kw.com>

Fri, Dec 29, 2017 at 10:54 AM

Jodi Rynders
Sent from my iPhone

Begin forwarded message:

From: Vic Monster <monsterpainting66@gmail.com>
Date: December 29, 2017 at 10:45:20 AM CST
To: Jodi Rynders <916920clinton@gmail.com>
Subject: MONSTER PAINTING LLC WI.

[Quoted text hidden]

Vic Monster <monsterpainting66@gmail.com>
To: Jodi Rynders <916920clinton@gmail.com>

Tue, Jan 9, 2018 at 11:07 AM

Good Morning Jodi,

Just wanted to touch base and see if everything looked okay or if you had any questions that I may answer. Please do not hesitate in contacting us

[Quoted text hidden]

Jodi Rynders <916920clinton@gmail.com>
To: Vic Monster <monsterpainting66@gmail.com>

Tue, Jan 9, 2018 at 1:02 PM

Everything looks ok. We were waiting for the window guy to send his quote so I apologize for no response. We have to present everything to the city the first week of the month and because he was delayed, it puts us on the first week of February. Once we talk to them and all is approved we'll confirm with you dates and colors and get a deposit down. Thanks!!

Jodi Rynders

Sent from my iPhone

[Quoted text hidden]

Vic Monster <monsterpainting66@gmail.com>

Tue, Jan 9, 2018 at 1:07 PM

To: Jodi Rynders <jorynders@gmail.com>

Sounds Great!

We will stay in touch

[Quoted text hidden]

Painting Quote # 2

Cutting Edge



COATINGS, LLC

PAINTING CONTRACT

Cutting Edge Coatings, LLC

Post Office Box 370517

Milwaukee, WI 53237-0745

Phone (414) 581-7992

ecruzen@wi.rr.com

Owner's Name: Jodi and Jeremy Rynders		Owner's Address: 14520 W Crestview Dr	
Owner's City: New Berlin	Owner's Zip Code:	Owner's Home Phone: 414-795-6675	Owner's Work Phone:
Project Address: 920 Clinton Street		Project City: Waukesha	Project Zip Code:
		Project Phone:	Date: 11/1/17

I/WE, the Owner(s) of the premises described above authorize Cutting Edge Coatings, LLC, hereinafter referred to as "Contractor", to furnish all materials and labor necessary to paint and/or improve the above premises in a good, workmanlike and substantial manner according to the following terms, specifications and provisions:

a. Description of the work & the materials to be used:

Rent 60' lift	\$1550 (lift rental must be included in any selection)
Pressure wash all areas to be painted	
Remove any remaining loose paint	
Spot prime open masonry with LOXON primer	
Apply two coats, one color to previously painted masonry	\$ 3260
Spot prime any open wood on windows and door exteriors	
Apply two coats, one color to previously painted windows	\$ 2750
Apply two coats, one color to rear decking	\$ 3810

b. Description of any areas that will NOT be worked on: Any areas not specifically mentioned above.

This list of specifications may be continued on subsequent pages (see page number below).
c. Payment: Contractor proposes to perform the above work, (subject to any additions and/or deductions pursuant to authorized change orders), for the

Total Sum of \$ Per Selection Down Payment (if any) \$ 0.00

PAYMENT DUE WHEN	AMOUNT	Payments to be made in installments as follows:
1. <u>After materials</u>	\$ <u>0.00</u>	<u>By cash/check upon receipt of invoice for the</u> <u>draws as described under "Payment Due When" to</u> <u>the left.</u>
2. <u>After preparation.</u>	\$ <u>0.00</u>	
3. <u>After prime coat.</u>	\$ <u>0.00</u>	
<u>At completion of job.</u>	<u>Full Balance</u>	

d. Commencement and Completion of Work: Substantial commencement shall mean either the physical delivery of materials onto the premises or the performance of any actual labor.

Approximate Start Date: Spring 2018 Approximate Completion Date: _____

e. Acceptance: This contract is approved and accepted. I (we) understand there are no oral agreements or understandings between the parties of this agreement. The written terms, provisions, plans (if any) and specifications in this contract is the entire agreement between the parties. Changes in this agreement shall be done by written change order only and with the express approval of both parties. Changes may incur additional charges.

Additional Provisions Of This Contract Are On The Reverse Side And May Be Continued On Subsequent Pages (see page number below). Read "Arbitration of Disputes" provision on page two (2), provision 15 and the NOTICE following this provision. If you agree to arbitration, initial on the line below the NOTICE where indicated. Also, initial in the same place on EACH COPY of this contract. I HAVE RECEIVED CONTRACTOR'S NOTICE OF LIEN RIGHTS.

_____	_____
approved and accepted (owner)	date
_____	_____
approved and accepted (owner)	
_____	_____
approved (contractor)	date

NOTE: This proposal may be withdrawn after 10 days from 11/1/17 if not approved and signed by both parties.