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Requested By
And Return To:

Doc#: 1000540106 Fee: \$420.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2010 12:47 PM Pg: 1 of 193

Interstate Restoration Group, Inc.
5700 Stratum Drive
Fort Worth, TX 76137

STATE OF TEXAS)
) SS.
COUNTY OF TARRANT)

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS COOK
COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Interstate Restoration Group, Inc., of Fort Worth, Texas 76137 Illinois ("Claimant"), hereby files a claim for Mechanics Lien against Reilly Mtg., Inc. 925; Reilly Mortgage Associates LP; Reilly Mortgage Corp.; Reilly Mortgage, Inc. 2211 York Road, Suite 222, Oak Brook, IL 60523-4024 (hereinafter referred to as "Owner")

Chicago Title Land Trust Company as Trustee under Trust Agreement Dated July 24, 2009 and known as Trust Number 8002353453, 171 North Clark Street, #575, Chicago, IL 60601-3367 (hereinafter referred to as "Owner")

Stephens Terrace Apartments Ltd.; St. Stephen Terrace Corporation; St. Stephen Terrace Apt. Ltd., 2333 West Jackson Boulevard, Chicago, IL 60612 (hereinafter referred to as "Owner")

Denise McNabb D/B/A St. Stephen Terrace Corporation; 622 Primrose Ct, Matteson, IL 60443 (hereinafter referred to as "Owner")

Wells Fargo Bank, N.A. as Assignee to Reilly Mortgage Associates LP; Wells Fargo Bank, N.A, 101 North Phillips Avenue, Suite A, Sioux Falls, SD 57104 (hereinafter referred to as "Owner/lender")

Intercoastal Management, Inc. aka Intercoastal Management, Inc.; Intercoastal Property Services, LLC, 10390 Santa Monica Boulevard, Suite 400, Los Angeles, CA 90025; (hereinafter referred to as "Owner")

(hereinafter referred to as "Owner") and Chicago Title Land Trust Company as Trustee under Trust Agreement Dated July 24, 2009 and known as Trust Number 8002353453 as Trustee, not personally, but as Trustee under the Trust agreement dated July 24, 2009 (hereinafter referred to as "Trustee"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

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1. That on or about 12-9-2009, Chicago Title Land Trust Company as Trustee under Trust Agreement Dated July 24, 2009 and known as Trust Number 8002353453, Trustee Owner held legal title to the following described land in the County of Cook State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
Commonly known as St. Stephens Terrace Rebuild, 2333 West Jackson Boulevard, 2334 West Jackson/2334 West Van Buren, Chicago, Illinois and hereinafter together with all improvements referred to as the "premises";

2. That on or about August 16, 2009 Claimant entered into a written contract with Owner (Tenant/Management Company) to provide labor and/or materials services in connection with the development of a apartment buildings to be located on the premises for a total cost of \$776,788.85
3. At the special instance and request of Owner, Claimant furnished extra and additional N/A services to and for said premises in the amount \$ N/A;
4. On information and belief, the labor and/or materials services performed and supplied by Claimant were done with the knowledge and consent of Tenant/Management Company; Trustee;
5. On September 15, 2009, Claimant substantially completed (all required by said contract extras to be done) (delivery of materials to the value of \$ See Total Amount) (labor to the value of \$ See Total Amount) (labor, materials and work to the value of \$776,788.85) [except that from time to time thereafter Claimant has, at the request of Owner], returned to the premises to perform certain completion work, the last occasion being on or about N/A, 2 ;

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6. That Owner is entitled to credits in the amount of \$ N/A, leaving due, unpaid and owing to Claimant, after allowing credits, the sum of \$ 776,788.85; for which, with interest, Claimant claims liens on the premises and improvements.

Interstate Restoration Group, Inc.

Tom Reeve (Signature)
By: Tom Reeve (Print Name)
Its: CEO (Print Title)
Dated: 12/9/09

This instrument prepared and returned to:
PRINT SIGNER NAME: Tom Reeve
PRINT SIGNER TITLE: CEO
INTERSTATE RESTORATION GROUP, INC.
5700 STRATUM DRIVE
FORT WORTH, TX 76137

STATE OF TEXAS)
) SS.
COUNTY OF TARRANT)

AFFIDAVIT

Tom Reeve, being first duly sworn, on oath deposes and says that he is the CEO of Interstate Restoration Group, the Claimant, that he has read the foregoing Claim for Lien and knows the contents thereof; and that all of the statements therein are true.

By: Tom Reeve
Its: CEO
Dated: 12-9-09

Subscribed and sworn to before me this 9th day of December, 2009.

Theresa Janek
Notary Public



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Exhibit A-Property Description

Property: St. Stephens

The following is a complete legal description to the best of our knowledge of the property to be liened. Information for this exhibit was obtained through the Recorder's Office where the property is located, or from other sources.

PARCEL ID: (PIN #): 17-18-120-092-0000

Cook County, Illinois

Property of Cook County Clerk's Office
DONE AT CUSTOMER'S REQUEST

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Parcel 1:

The North Half of Lot 5 (except the South 20 feet thereof) and the South 116 feet of said Lot 5, together with the vacated alley lying West of and adjoining said South 116 feet of Lot 5, in Block 11 in Rockwell's Addition to Chicago in the West Half of the Northwest Quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 through 18 in Lobraico's Subdivision of part of Block 11 of Rockwell's Addition to Chicago, in the West Half of the Northwest Quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 115 FEET OF LOT 3 (EXCEPT THE EAST 62-1/2 FEET THEREOF) THE NORTH HALF OF LOT 5 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 116 FEET OF SAID LOT 5, ALL IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 18 INCLUSIVE, (EXCEPT THOSE PARTS OF SAID LOTS TAKEN FOR STREET PURPOSES) IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 THROUGH 7 AND THE 5 FOOT PRIVATE ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 6, ALL IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 4 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 THROUGH 18 IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 5 FEET OF LOT 11, LOT 6 (EXCEPT THE WEST 7 FEET THEREOF) AND ALL OF LOTS 7 THROUGH 10 AND 16 THROUGH 23 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

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LOTS 1 THROUGH 6 IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 1 THROUGH 6 IN THE SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

ALL THAT PART OF W. GLADYS AVENUE LYING NORTH OF THE NORTH LINE OF THE SOUTH 116 FEET OF THAT PART OF LOT 5 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET (EXCEPT THE EAST 62.5 FEET THEREOF) IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 13 TO 18 AND SAID NORTH LINE OF LOT 13 PRODUCED EAST 11 FEET IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11; LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 12 IN LOBRAICO'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13 IN SUBDIVISION OF LOTS 6, 7 AND 8, AFOREMENTIONED; AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED TO THE INTERSECTION OF THE WEST LINE OF LOT 3 AND THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF SAID LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 1 TO 18, BOTH INCLUSIVE, IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOTS 6 AND 7 AND THE WEST LINE OF THE 5 FOOT PRIVATE ALLEY BETWEEN SAID LOTS 6 AND 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. H. SHELDON'S SUBDIVISION AFOREMENTIONED, TO THE NORTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 AFOREMENTIONED AND LYING NORTH OF THE SOUTH LINE OF LOT 18 IN E. H.

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SHELDON'S SUBDIVISION, PRODUCED EAST TO THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 6, 7 AND 8 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 5, BOTH INCLUSIVE, IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN A SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7, AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED, PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 8 TO THE NORTHEAST CORNER OF LOT 9 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 16 TO 22, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 6 IN SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED, PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 6 IN SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED TO THE NORTHEAST CORNER OF LOT 16 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 30 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 9, 10 AND 11 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 9 PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED, AND LYING WEST OF THE WEST LINE OF LOTS 1 TO 6, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 6 PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, AND LYING EAST OF THE EAST LINE OF LOT 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 22 AND 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 5 AND 6 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 11 FOOT PUBLIC COURT LYING WEST OF THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING EAST OF THE

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EAST LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE NORTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING NORTH OF THE SOUTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEY AS DEDICATED THROUGH THE CENTER OF LOTS 3, 4 AND 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 26, 1881, AS DOCUMENT NO. 329172 AND ON APRIL 10, 1908, AS DOCUMENT NO. 4185297; SAID ALLEY BEING FURTHER DESCRIBED AS LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 12, BOTH INCLUSIVE, IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, LYING SOUTH OF THE SOUTH LINE OF LOTS 1, 2 AND 3 IN SUBDIVISION OF THE NORTH HALF OF LOT 4 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 10 FEET OF THE NORTH HALF OF LOT 5 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE EAST LINE OF LOT 5 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING EAST OF THE WEST LINE OF LOT 3 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; SAID PUBLIC STREET, PUBLIC ALLEYS AND PUBLIC COURT HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF W. GLADYS AVENUE TOGETHER WITH ALL OF THE NORTH-SOUTH AND EAST-WEST PUBLIC ALLEYS AND PUBLIC COURT IN THE BLOCK BOUNDED BY WEST JACKSON BOULEVARD, W. VAN BUREN STREET, S. WESTERN AVENUE AND S. OAKLEY BOULEVARD.

Common Address: 2333 W. Jackson Boulevard
Chicago, IL 60612

PINs: 17-18-120-055
17-18-120-089
17-18-120-090
17-18-120-091
17-18-120-092
17-18-120-093
17-18-120-094
17-18-120-095
17-18-120-096
17-18-120-097
17-18-120-098

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Exhibit C-Complete Description of Materials or Labor Supplied

Property: St. Stephens

The following is a complete list, to the best of our knowledge of all Materials or Labor, which by agreement, were supplied or will be supplied by: **Interstate Restoration Group, Inc.**

Labor and/or Materials

Property of Cook County Clerk's Office
DONE AT CUSTOMER'S REQUEST
DONE AT CUSTOMER'S REQUEST

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ACKNOWLEDGEMENT BY NOTARY PUBLIC

STATE OF Texas |ss.
County of Tarrant |ss.

On 12/9/09 (Date) before me, the undersigned, a Notary Public in and for said state, personally appeared Tom Keere [X] Personally known to me

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or their entity upon behalf of which the person(s) acted, executed the instrument.

Signature Theresa Janek



Theresa Janek
(Notary Name Printed)

CAPACITY CLAIMED BY SIGNER

Individual
Subscribing Witness
Corporate Officer(s)
Partner(s)

Guardian
Attorney-In-Fact
Trustee(s)

Other _____

Titles _____

Attention Notary: Although the information required below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

Title of Type of Document: _____

Date of Document: _____ (Date)

Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Requested By
And Return To:

Interstate Restoration Group, Inc.
5700 Stratum Drive
Fort Worth, TX 76137

SUBCONTRACTOR'S NOTICE OF

INTENTION TO FILE MECHANICS LIEN

CERTIFIED MAIL, RETURN RECEIPT REQUESTED RESTRICTED DELIVERY

To: Interstate Restoration Group, Inc., 5700 Stratum Drive, Fort Worth, TX 76137
[General Contractor]
Reilly Mtg., Inc. 925; Reilly Mortgage Associates LP; Reilly Mortgage Corp.; Reilly Mortgage, Inc., 2211 York Road, Suite 222, Oak Brook, IL 60523-4024 [Owner]
Chicago Title Land Trust Company, as Trustee under Trust Agreement Dated July 24, 2009 and known as Trust 8002353453, 171 North Clark Street, #575, Chicago, IL 60601-3367 [Owner]
Stephens Terrace Apartments Ltd., St. Stephen Terrace Corporation; St. Stephen Terrace Apt. Ltd., 2333 West Jackson Boulevard, Chicago, IL 60612 [Owner]
Stephens Terrace Apartments Ltd.; St. Stephen Terrace Corporation; St. Stephen Terrace Apt. Ltd., 3040 West Washington Boulevard, Chicago, IL 60612 [Owner]
Andrea C. Weisinger-Jones, 2334 West Jackson Boulevard, Chicago, IL 60612 [Owner]
Denise McNabb D/B/A St. Stephen Terrace Corporation; 622 Primrose Cr, Matteson, IL 60443 [Owner]
Intercoastal Management, Inc. aka Intercoastal Management, Inc.; Intercoastal Property Services LLC, 10390 Santa Monica Boulevard, Suite 400, Los Angeles, CA 90025 [Owner's Agent]
Wells Fargo Bank, N.A. as Assignee to Reilly Mortgage Associates LP; Wells Fargo Bank, N.A., 101 North Phillips Avenue, Suite A, Sioux Falls, SD 57104 [Lender]

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, Interstate Restoration Group, Inc., 5700 Stratum Drive, Fort Worth, TX 76137, County of Tarrant, State of Texas has been employed by Intercoastal Management, Inc. aka Intercoastal Management, Inc.; Intercoastal Property Services LLC, 10390 Santa Monica Boulevard, Suite 400, Los Angeles, CA 90025 (Owner's Agent), hired Interstate Restoration Group, Inc., 5700 Stratum Drive, Fort Worth, TX 76137, (the "Original Contractor") to furnish material and labor relating to Labor and/or Materials for and in said improvement under said Original Contractor's contract with you at your property commonly known as: St. Stephens, 2333/2334 West Jackson Boulevard, Chicago, Illinois and more fully described as follows:

PARCEL ID: (PIN #): 17-18-120-092-0000

and the amount due the Claimant less all amounts paid to date is \$776,788.85

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The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Original Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Notice.

Dated at 12/16/09

INTERSTATE RESTORATION GROUP, INC.

By: Tom Reece

Its: CFO

STATE OF Texas)

SS

COUNTY OF Tarrant)

AFFIDAVIT

Tom Reece (Print Signer Name), being first duly sworn, on oath deposes and says that he is the CFO (Print Signer Title) of Interstate Restoration Group, Inc., the Claimant, that he has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: Tom Reece

Its: CFO

Subscribed and sworn to before me this 9th day of Dec, 2009

Theresa Janek
Notary Public

This instrument prepared and returned to:
INTERSTATE RESTORATION GROUP, INC.
5700 STRATUM DRIVE
FORT WORTH, TX 76137



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ACKNOWLEDGEMENT BY NOTARY PUBLIC

STATE OF Texas |ss.
County of Tarrant |ss.

On 12/14/09 (Date) before me, the undersigned, a Notary Public in and for said state, personally appeared Tom Reeve [X] Personally known to me

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s), or their entity upon behalf of which the person(s) acted, executed the instrument.

Signature Theresa Janek



Theresa Janek
(Notary Name Printed)

CAPACITY CLAIMED BY SIGNER

Individual
Subscribing Witness
Corporate Officer(s)
Partner(s)

Guardian
Attorney-In-Fact
Trustee(s)

Other _____

Titles _____

Attention Notary: Although the information required below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

Title of Type of Document: _____

Date of Document: _____ (Date)

Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Exhibit A-Property Description

Property: St. Stephens

The following is a complete legal description to the best of our knowledge of the property to be liened. Information for this exhibit was obtained through the Recorder's Office where the property is located, or from other sources.

PARCEL ID: (PIN #): 17-18-120-092-0000

Cook County, Illinois

Property of Cook County Clerk's Office
DONE AT CUSTOMER'S REQUEST
DONE AT CUSTOMER'S REQUEST

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 115 FEET OF LOT 3 (EXCEPT THE EAST 62-1/2 FEET THEREOF) THE NORTH HALF OF LOT 5 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 116 FEET OF SAID LOT 5, ALL IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 18 INCLUSIVE, (EXCEPT THOSE PARTS OF SAID LOTS TAKEN FOR STREET PURPOSES) IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 THROUGH 7 AND THE 5 FOOT PRIVATE ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 6, ALL IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 4 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 THROUGH 18 IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 5 FEET OF LOT 11, LOT 6 (EXCEPT THE WEST 7 FEET THEREOF) AND ALL OF LOTS 7 THROUGH 10 AND 16 THROUGH 23 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

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LOTS 1 THROUGH 6 IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 1 THROUGH 6 IN THE SUBDIVISION OF LOTS 11, 12, 13, 14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

ALL THAT PART OF W. GLADYS AVENUE LYING NORTH OF THE NORTH LINE OF THE SOUTH 116 FEET OF THAT PART OF LOT 5 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET (EXCEPT THE EAST 62.5 FEET THEREOF) IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 13 TO 18 AND SAID NORTH LINE OF LOT 13 PRODUCED EAST 11 FEET IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11; LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 12 IN LOBRAICO'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 23 IN SUBDIVISION OF LOTS 6, 7 AND 8, AFOREMENTIONED; AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED TO THE INTERSECTION OF THE WEST LINE OF LOT 3 AND THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF SAID LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 1 TO 18, BOTH INCLUSIVE, IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOTS 6 AND 7 AND THE WEST LINE OF THE 5 FOOT PRIVATE ALLEY BETWEEN SAID LOTS 6 AND 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. H. SHELDON'S SUBDIVISION AFOREMENTIONED, TO THE NORTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 AFOREMENTIONED AND LYING NORTH OF THE SOUTH LINE OF LOT 18 IN E. H.

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SHELDON'S SUBDIVISION, PRODUCED EAST TO THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 6, 7 AND 8 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 5, BOTH INCLUSIVE, IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN A SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7, AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED, PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 8 TO THE NORTHEAST CORNER OF LOT 9 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN SUBDIVISION OF LOTS 11,12,13,14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 16 TO 22, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 6 IN SUBDIVISION OF LOTS 11, 12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED, PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 6 IN SUBDIVISION OF LOTS 11,12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED TO THE NORTHEAST CORNER OF LOT 16 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 30 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 9, 10 AND 11 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 9 PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED, AND LYING WEST OF THE WEST LINE OF LOTS 1 TO 6, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 11,12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 6 PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, AND LYING EAST OF THE EAST LINE OF LOT 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 22 AND 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 5 AND 6 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 11 FOOT PUBLIC COURT LYING WEST OF THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING EAST OF THE

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EAST LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE NORTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING NORTH OF THE SOUTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEY AS DEDICATED THROUGH THE CENTER OF LOTS 3, 4 AND 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 26, 1881, AS DOCUMENT NO. 329172 AND ON APRIL 10, 1908, AS DOCUMENT NO. 4185297; SAID ALLEY BEING FURTHER DESCRIBED AS LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 12, BOTH INCLUSIVE, IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, LYING SOUTH OF THE SOUTH LINE OF LOTS 1, 2 AND 3 IN SUBDIVISION OF THE NORTH HALF OF LOT 4 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 10 FEET OF THE NORTH HALF OF LOT 5 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE EAST LINE OF LOT 5 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING EAST OF THE WEST LINE OF LOT 3 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; SAID PUBLIC STREET, PUBLIC ALLEYS AND PUBLIC COURT HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF W. GLADYS AVENUE TOGETHER WITH ALL OF THE NORTH-SOUTH AND EAST-WEST PUBLIC ALLEYS AND PUBLIC COURT IN THE BLOCK BOUNDED BY WEST JACKSON BOULEVARD, W. VAN BUREN STREET, S. WESTERN AVENUE AND S. OAKLEY BOULEVARD.

Common Address: 2333 W. Jackson Boulevard
Chicago, IL 60612

PINs: 17-18-120-055
17-18-120-089
17-18-120-090
17-18-120-091
17-18-120-092
17-18-120-093
17-18-120-094
17-18-120-095
17-18-120-096
17-18-120-097
17-18-120-098

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Exhibit C-Complete Description of Materials or Labor Supplied

Property: St. Stephens

The following is a complete list, to the best of our knowledge of all Materials or Labor, which by agreement, were supplied or will be supplied by: **Interstate Restoration Group, Inc.**

Labor and/or Materials

Property of Cook County Clerk's Office
DONE AT CUSTOMER'S REQUEST

UNOFFICIAL COPYChange Order No. 1Date 7/28/2009

Project St. Stephens Terrace Apartments

Project No. 1010-09-6764
Owner's Work No.: 130269

Owner/Subcontractor Name Intercoastal Group

Address 2333 West Jackson Boulevard
Chicago, IL 60612

The Contract is changed as follows:

Per the attached Scopes of Work for Building #25 consisting of 6 pages, dated 07/23/09 a which both are herein incorporated into this Change Order and the Agreement.

The original Contract Sum	\$24,835.27
The net change by previously authorized Change Orders	\$0.00
The modified Contract Sum prior to this Change Order was	\$24,835.27
The modified Contract Sum will be increased by this Change Order in the amount of	\$111,819.93
New to-date Contract Sum including this Change Order will be	\$136,655.20

The Contractual Time shall be increased by 15 days

Interstate Restoration
5700 Stratum Drive
Fort Worth, Texas 76137

Intercoastal Group
2333 West Jackson Boulevard
Chicago, IL 60612

By: _____

By: _____

Title: Contracts Manager

Title: _____

Date: 07/28/09

Date: _____

Ann Sique

National Director of Multi-Family Housing

7-29-09

UNOFFICIAL COPY**Interstate Interstate Complete Restoration, Construction and Service**

1165 East Stanford Court
 Anaheim, CA 92805-6822
 714.978.6400 Office
 714.978.6700 Fax

Client: St. Stephan's Terrace Apartments
 Property: 2325 West Jackson Blvd.
 Chicago, IL 60612

Business: (312) 733-5850

Operator Info:

Operator: HARRIGAN

Estimator: Louis Harrigan

Business: (714) 862-4557

Type of Estimate: Fire

Date Entered: 2/27/2009

Date Assigned:

Price List: ILCC5B_MAY09
 Restoration/Service/Remodel

Estimate: STSTEPHENS25CODE1

Note: This estimate is for the additional items required per the city of Chicago at the St. Stephen's Apartments. Estimate is based off plans from R. Vari and Assoc. If there are any other requests from the city of Chicago that are not addressed on these plans may be subject to a change order. One item in question is the trash chute, repairs will be based off proposal provided, just waiting on which route of repair is going to be used.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**Interstate Interstate Complete Restoration, Construction and Service**

1165 East Stanford Court
 Anaheim, CA 92805-6822
 714.978.6400 Office
 714.978.6700 Fax

STSTEPHENS25CODE1**General Items**

DESCRIPTION	QNTY
Commercial supervision - per hour	40.00 HR
ELECTRICAL - electrical and lit per plans based off Mohawk estimate	1.00 EA
Fire Penetration - to fill all penetrations per request on plans	1.00 EA
General Demolition - to demo existing ceiling and framing in exit and entrance are - 3 men 1 day	24.00 HR
R&R Steel door frame - 7' opening - Trash Room floors 2 thru 7	6.00 EA
R&R Wood door - birch face, fire rated (mineral fiber core) - Trash Room floors 2 thru 7	6.00 EA
R&R Door closer - Commercial grade - Trash Room floors 2 thru 7	6.00 EA
R&R Door hinge, 4" ball bearing (set of 3) - Trash Room floors 2 thru 7	6.00 EA
R&R Door lockset - Trash Room floors 2 thru 7	6.00 EA
Paint door slab only - 2 coats (per side)	6.00 EA
Paint door or window opening - 2 coats (per side)	6.00 EA
Concrete core drilling - 10" dia.	1.00 EA
Crane and operator - May be needed to get equipment for coring up on roof if it doesn't fit through the roof hatch. [IF NEEDED]	0.00 HR
Triple wall flue roof installation kit	1.00 EA
R&R Insulated wall flue - 8"	15.00 LF
Laundry/Garbage chute	1.00 EA
Dumpster load - for drywall and stud removal	1.00 EA
Roofing repair - Minimum to repair penetration thru roof for coring	1.00 EA
Metal studding, CH channel 3.5" wide, 12" OC - for trash chute area - 128 square feet fowall per floor, 6 floors	768.00 SF
Batt insulation - 4" - for trash chute area - 128 square feet fowall per floor, 6 floors	768.00 SF
5/8" drywall - hung, taped - for trash chute area - 128 square feet fowall per floor, 6 floors	1,536.00 SF
DRYWALL - 1 " fiber board/shaft liner	768.00 EA
PAINTING - second coat of paint on all areas in scope due to bad coverage with only one coat - 5726 square feet of walls	5,726.00 SF
Grand Total	111,819.93

 Louis Harrigan

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Interstate Interstate Complete Restoration, Construction and Service

1165 East Stanford Court
 Anaheim, CA 92805-6822
 714.978.6400 Office
 714.978.6700 Fax

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Kim Hatchett

From: Louis Harrigan
Sent: Tuesday, June 09, 2009 5:08 PM
To: Kim Hatchett
Subject: FW: St. Stephens Project

From: Ann Syms [mailto:asyms@intercoastalgroup.com]
Sent: Tuesday, June 09, 2009 3:01 PM
To: Louis Harrigan
Cc: Vads22@aol.com; Karen Yoshida
Subject: RE: St. Stephens Project

Hi Louis,
I'm sorry I was absent due to us being in court.

Ann Syms
National Director of Multi-Family Housing
Intercoastal Group of Companies
1000 N. Dearborn Street, Suite 100
Chicago, IL 60610
Tel: 312.467.1100
Fax: 312.467.1101
www.intercoastalgroup.com

From: Louis Harrigan [mailto:LHarrigan@interstaterestoration.com]
Sent: Tuesday, June 09, 2009 2:59 PM
To: Ann Syms
Cc: Vads22@aol.com
Subject: FW: St. Stephens Project

Hi Ann,
I'm sorry I was absent due to court. Could you please verify and email us got a Notice to proceed?

From: Kim Hatchett
Sent: Tuesday, June 09, 2009 2:30 PM
To: Louis Harrigan

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Cc: Chris Sinclair
Subject: St. Stephens Project

Per our discussion, we are to strike the bond requirements, liquidated damages will be modified to .005% instead of the 1% and contract start time shall begin within 10 working days upon Contractor's receipt of Notice to Proceed from the Owner. Contract completion date shall be accomplished in 121 working days. Please have these modifications finalized with the client and I will proceed to execute the Agreements with these changes.

Thanks,
Kim Hatchett
Contracts Manager



Email: khatchett@interstate-restoration.com
Cellphone: (214) 676-8249
Toll-Free: (800) 622-6433
Fax: (817) 293-0283
eFax: (866) 724-2090

Property of Cook County Clerk's Office
DONE AT CUSTOMER'S REQUEST

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WORK ORDER AND CONTRACT

Contract No.: 130269

May 30, 2009

The undersigned "Contractor" agrees to perform the services specified below ("Work") on the property located at: **St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612.** Contractor shall perform the Work in accordance with the terms and conditions of this Contract, including the General Provisions attached hereto. This Contract is between Contractor and the Owner of the Property ("Owner"). The individual signing this contract on behalf of Contractor hereby personally represents and warrants that he is fully authorized to do so and that his signature on behalf of Contractor is binding upon Contractor. Owner has authorized InterCoastal Property Services, LLC ("Manager") to sign this Contract on behalf of Owner and to act on behalf of Owner under this Contract. Contractor understands that InterCoastal Property Services, LLC has no liability under this Contract.

Attached are the following documents (initial if appropriate or write "none"):

- (a) NA another form of contract; and/or
- (b) Attachment A: Estimate: STSTEPHENS25REV dated May 29, 2009 from Contractor

Such documents are made a part of this Contract and shall modify or expand this Contract, but only with respect to the Description of Work. Such documents shall not modify or expand any of the terms or conditions set forth herein, and any provisions in such documents which conflict with the terms and conditions herein shall not be binding upon the parties. All provisions herein, whether printed, typed and/or handwritten, are hereby made a part of this agreement.

START DATE: 06/01/09 **COMPLETION DATE:** 06/30/09

DESCRIPTION OF WORK

Work Location: St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612 - Building 25

Scope of Work: Repairs due to fire and water damage in the seven-story apartment building, referred to as "Building 25" at the above-referenced work location, excluding any code upgrades, limited to the scope of items in trash chute rooms and water damage, as more particularly described on Attachment A, incorporated herein. Additional work referred to in Attachment A will be by Change Order, to be limited Attachment A-1, A-2, etc. to this Contract, signed and/or initialed by Owner and Contractor and attached hereto and made a part hereof.

Price includes all labor, taxes, material and equipment.

TOTAL PRICE: \$24,835.27

Contractor: **InterState Restoration Group, Inc.**

Owner: **St. Stephens Terrace Apartments, Ltd.**

**INTERCOASTAL PROPERTY SERVICES, LLC
AUTHORIZED AGENT**

By: [Signature]
Kim Hatchett, Contracts Manager

By: [Signature]
Kevin Wiser, Chief Operating Officer

Federal ID. No.: **20-8487188**

Address: 5700 Stratum Drive
Fort Worth, TX 76137

Address: 10390 Santa Monica Blvd., Suite 400
Los Angeles, CA 90025

Telephone No.: 800.622.6433

Telephone No.: (310) 277-0057

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GENERAL PROVISIONS

1. INCIDENTAL ITEMS - Contractor shall provide and pay for all materials, labor, utilities, tools and equipment necessary to do the Work. Contractor shall provide without extra charge all incidental items required as a part of the Work, even though not specified herein.
2. EXTRAS - Bill for extra work will be paid only if Owner has approved the extra work in writing before the start of the extra work.
3. SUBCONTRACTS - Contractor shall not subcontract any portion of the Work without prior written permission from Owner. If a subcontractor is approved, subcontractor must provide a waiver of lien release and a waiver for compensation. Subcontractor must provide guarantee and warranty for labor and materials. Subcontractor will waive any mechanics lien against Owner, the Property, employees and affiliates.
 - (a) MATERIALS SUPPLIES - Before this contract becomes enforceable, material suppliers must be made known to Owner. A material supplier must provide a waiver of mechanics lien to Owner and a warranty and guarantee of materials must be supplied.
4. TAXES - Contractor shall pay all sales, use and other taxes applicable to the performance of this Contract, and shall reimburse Owner if the latter shall pay any such taxes.
5. SUPPLIERS' WARRANTIES - Contractor shall cause suppliers to issue any warranties or guaranties directly to Owner. If any supplier refuses to issue warranties or guaranties directly to Owner, Contractor hereby assigns such warranties and guaranties to Owner.
6. LAWS AND PERMITS
 - (a) Contractor represents and warrants that the Work and any goods furnished under this Contract shall comply with all applicable laws, regulations, ordinances and rules.
 - (b) Contractor shall procure, at its expense, all necessary permits, certificates or licenses required by all applicable laws, regulations, ordinances and rules. Contractor shall supply Owner with copies of such permits, certificates and licenses at Owners request.
 - (c) Contractor shall comply with all applicable laws, regulations, ordinances and rules relating to hazardous or toxic materials, including without limitation asbestos, PCB's, and underground storage tanks. If Contractor discovers any such materials on the Property, Contractor shall promptly notify Owner and Manager, and shall take all appropriate safety precautions in performing the Work.
 - (d) Contractor shall comply with all applicable safety laws, rules and regulations and all safety requirements of Owner and Manager to prevent injuries or damage to persons or property. Contractor shall specifically comply with the provisions of the Occupational Safety and Health Act (OSHA) of 1970, as amended and the Consumers Product Safety act of 1972, as amended. Contractor shall comply with all building rules and regulations.
7. INSURANCE
 - (a) Contractor shall maintain commercial general liability insurance without limitation for premises-operations, including Owner-Contractor's Protective Liability, Products-Completed Operations, Contractual Liability, Personal Injury, Broad Form Property Damage and automobile liability-physical damage insurance, or the equivalent, and Worker's Compensation insurance as required by law. The liability insurance shall have a combined single limit of at least \$1,000,000.00 or the equivalent. Owner may require Contractor to obtain (at Owner's cost) builder's risk insurance in the form commonly referred to as "all-risk", including flood and earthquake.
 - (b) Any subcontractor hired by Contractor shall maintain the same type of liability insurance as Contractor with at least half the same limits, and Worker's Compensation insurance as required by law. Promptly after hiring a subcontractor, but before subcontractor begins Work, Contractor shall furnish Owner with a certificate of the subcontractor's liability insurance.

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- (c) Before Contractor shall start the Work, Contractor shall provide to Owner: (i) endorsements to the liability policies of Contractor and subcontractors naming Owner and Manager as additional insured; (ii) endorsements to such policies by which the insurance carriers agree to give Owner and Manager thirty (30) days' prior written notice of cancellation or any change in such policies; and (iii) certificates of insurance or copies of such insurance policies.
8. **CLEAN-UP** - Contractor shall comply with Owner's reasonable requirements regarding daily clean-up. Upon completion of the Work, before leaving the Property, Contractor shall remove all surplus material, containers and rubbish from the Property and shall leave the Property clean and ready for occupancy. Contractor shall repair any damage to the Property caused by the Work.
9. **INSPECTION, ACCEPTANCE, PAYMENT** - Owner shall at all times have access to the Work. All materials and workmanship shall be subject to inspection and acceptance prior to payment. Payments may be withheld by Owner when Owner reasonably believes that: (1) the materials or workmanship are defective; (2) any claim has been filed against Contractor, Owner or Manager arising out of the Work; (3) Contractor has failed to make payments properly to subcontractors; or (4) Contractor has failed to meet a deadline on which a payment is due.
10. **LIABILITIES OF PARTIES** - Except for liabilities caused solely by the intentional or grossly negligent acts or omissions of Owner, Contractor agrees to defend and indemnify Owner and Manager against any claims, damages, losses, expenses and attorney's fees arising out of this Contract or the performance of the Work by Contractor or subcontractors. Owner may, at its election, withhold any monies payable hereunder and apply the same to the payment of any charges or expenses arising under this paragraph.
11. **ARBITRATION** - At the Owner's or Contractor's written request, Owner or Contractor may demand to have any claims or disputes arising out of this Contract decided by arbitration in accordance with the rules of the American Arbitration Association in effect at the time of the demand for arbitration. A demand for arbitration shall be filed with the American Arbitration Association and delivered to the other party in such dispute. The decision in writing of the arbitrator appointed by such association shall be final and conclusive as to all parties to such dispute. Should any party fail to appear or participate in such arbitration proceedings, the arbitrator may decide on the evidence presented in such proceedings by the other party to such dispute.
12. **ATTORNEY'S FEES** - If any dispute, litigation between the parties arises out of this Contract, the losing party in such dispute, litigation or arbitration shall pay to the prevailing party all costs of such dispute, including without limitation, cost of arbitration or attorney's fees.
13. **MISCELLANEOUS** - Neither party may assign this Contract without the prior written consent of the other party. This Contract may not be modified except in writing signed by the parties. If any provision of this Contract is unenforceable, the other provisions shall remain enforceable. This Contract shall be governed by the law of the state in which the Property is located. Owner's business and or residence address shall be written on this Contract if required by applicable law.
14. **MATERIALS AND WORKMANSHIP** - All materials shall be new. All materials and workmanship shall be of good quality and shall be subject to approval or rejection for cause by Owner. If Contractor has good reason for objecting to the use of any material or method of construction, Contractor shall bring such objection to the attention of Owner. Substitutions for specific equipment or materials must be approved by Owner in writing.
15. **LIENS** - Contractor is responsible for the payment of any person entitled to assert a lien arising out of the Work. Contractor shall keep the Property free from mechanic's liens and immediately secure the release of any stop notices filed. Contractor shall defend and indemnify Owner against claims and costs arising out of a mechanic's lien or stop notice. Contractor shall have the right to file a lien in accordance with governing law arising out of the Work it performed if Owner fails to make payment to Contractor in accordance with this Contract.
16. **FINAL PAYMENT** - Contractor shall promptly provide Owner with a list of all subcontractors, suppliers and all other persons that would be entitled to assert a lien out of the Work. Contractor shall update such list when necessary. Contractor shall certify such list and all amendments to be true and correct. Final payment shall not be due until Contractor delivers to Owner unconditional lien releases from Contractor and all persons on such list, as amended.

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17. **GUARANTY** - Final payment shall not relieve the Contractor of responsibility for faulty materials or workmanship. Contractor guarantees to repair or pay for any defects in materials and workmanship which shall appear within a period of one year from the date of completion of the Work or any longer period as provided by statute or agreement of the parties. Owner shall give notice of observed defects with reasonable promptness.
18. **COMPLETION OF WORK** - Time is of the essence in this Contract. Contractor shall complete all of the Work on or before the date agreed upon by the parties. If Contractor fails to complete all of the Work on or before such date and such failure is not caused by a natural disaster or other event beyond the control of Contractor, then Contractor shall pay to Owner, upon demand, one percent (1%) of the Contract price per day up to and including the day on which Contractor completes all of the Work. Owner may offset such amount against any payment otherwise due Contractor. Contractor hereby acknowledges that such amount represents reasonable damages under the circumstances for failure to complete the Work on time.
19. **RISK OF LOSS** - Risk of loss of any goods or materials incorporated in the Work shall not pass from Contractor to Owner until final completion and acceptance of the Work by Owner.
20. **BOND** - Unless this requirement is waived by Owner, Contractor shall furnish a performance bond and recordable payment bond satisfactory to Owner in the amount of this Contract for protection against loss or damage arising out of this Contract, including without limitation mechanic's liens. The sureties shall waive any rights to approve change orders. Any bonding shall be at Contractor's cost.
21. **NONRECOURSE** - Notwithstanding anything to the contrary contained in this Contract or any other document or agreement entered into between Owner and Contractor in connection with the Property, it is understood and agreed that the sole remedy which Contractor may exercise in the event of a default under this Contract or any such other document or agreement shall be to enforce against the Property such lien rights as may be provided to Contractor by applicable law, and neither Owner nor Manager nor any of Owner's or Manager's partners, officers, directors or shareholders shall have any personal liability thereon.
22. **PAYMENT AS FOLLOWS:** Work will be done for an amount **Twenty-Four Thousand, Eight Hundred Thirty-Five and 27/100 Dollars (\$24,835.27)** paid as follows:
- A full and final payment amount **Twenty-Four Thousand, Eight Hundred Thirty-Five and 27/100 Dollars (\$24,835.27)** will be due and payable within thirty (30) days after the last to occur of all of the following: (a) Contractor's completion of Work, (b) satisfactory inspection by the site manager, (c) Owner's receipt of Contractor's invoice(s) for completed Work, and (d) Owner's receipt of insurance proceeds with respect to the Work.
23. **CERTIFICATION:** By entering into this Contract, Contractor certifies, under penalty of perjury, to Owner and each of its partners and affiliates, that at no time has Contractor:
- (a) provided or attempted to provide or offered to provide any kickback;
 - (b) solicited, accepted, or attempted to accept any kickback; or
 - (c) included, directly or indirectly, the amount of any kickback in the contract price charged to Owner in any contract or subcontract entered into with any Owner, including, without limitation, this Contract.

"Kickback," as used in this Paragraph, means any money, fee, commission, credit, gift, gratuity, thing of value, personal service or compensation of any kind which is provided, directly or indirectly, to Owner, or to any of Owner's employees, contractors, subcontractors, or subcontractors employees for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract. "Prime contract" means a contract or contractual action or arrangement, written or oral, including without limitation this Contract, entered into with Owner for supplies, materials, equipment, or services of any kind.

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Interstate Interstate Complete Restoration, Construction and Service

1165 East Stanford Court
Anaheim, CA 92805-6822
714.978.6400 Office
714.978.6700 Fax

Client: St. Stephan's Terrace Apartments
Property: 2333 West Jackson Blvd.
Chicago, IL 60612

Business: (312) 733-5850

Operator Info:
Operator: HARRIGAN

Type of Estimate: Fire
Date Entered: 1/27/2009 Date Assigned:

Estimate: STSTEPHEN525REV

NOTE: This is an estimate for repairs due to fire and water damage caused by fire in a seven story apartment building, which is being referred to as building #25. The fire was in the trash chutes area of both buildings and most of the damage caused was related to water from the fire department as well as the sprinkler systems in the halls. This estimate does not include any code upgrades and is very limited to the scope items in the trash chute rooms. Interstate is waiting on estimate and recommendation for the chute itself. This estimate is to put the building back to pre loss condition, the scope of repairs is based off the job walks with adjuster.

*ATTACHMENT A
TO
CONTRACT 2009*

Property of Cook County Clerk's Office

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1165 East Stanford Court
 Anaheim, CA 92805-6822
 714.978.6400 Office
 714.978.6700 Fax

STSTEPHENS25REV**6th Floor**

Corridor 06		Ceiling Height: 8'
DESCRIPTION		QNTY
Mask wall - plastic paper, tape (per LF)		143.17 LF
Batt insulation - 4" - R13		254.33 SF
Drywall replacement per LF - up to 2' tall		127.17 LF
Seal prime more than the floor perimeter - one coat		397.50 SF
Paint the walls - one coat		1,145.33 SF
Baseboard - 4 1/4"		127.17 LF
Paint baseboard, oversized - one coat		143.17 LF
Paint door slab only - 2 coats (per side)		7.00 EA
Paint door window trim & jamb - 2 coats (per side)		7.00 EA
Clean floor - Heavy -includes anti bacteria		327.78 SF
Landing 2		Ceiling Height: 8'
DESCRIPTION		QNTY
Paint door window trim & jamb - 2 coats (per side)		1.00 EA
Paint door slab only - 2 coats (per side)		1.00 EA
Clean light fixture		1.00 EA
Clean the walls and ceiling		215.67 SF
Clean floor - Heavy -includes anti bacteria		38.08 SF
Clean handrail		7.00 LF
Landing 4		Ceiling Height: 8'
Subroom 2: Stair1		Ceiling Height: 12' 6"
Subroom 1: Stair2		Ceiling Height: 12' 6"
DESCRIPTION		QNTY
Clean window unit (per side) 21 - 40 SF		2.00 EA
Clean the walls and ceiling		357.08 SF
Clean floor - Heavy -includes anti bacteria		86.66 SF
Trash Chute		Ceiling Height: 8'
DESCRIPTION		QNTY
Trash Chute Fabrication - [Open Item]		1.00 EA

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5th Floor**Corridor 05**

Ceiling Height: 8'

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" R13	60.00 SF
Drywall replacement per LF - up to 2' tall	60.00 LF
Seal prime the surface area - one coat	90.00 SF
Paint the walls - one coat	1,145.33 SF
Baseboard - 4 1/4"	30.00 LF
Paint baseboard, oversized - one coat	143.17 LF
Paint door slab only - 2 coats (per side)	7.00 EA
Paint door window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing 2

Ceiling Height: 8'

DESCRIPTION	QNTY
Paint door window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA
Clean light fixture	1.00 EA
Clean the walls and ceiling	215.67 SF
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean handrail	7.00 LF

Landing 4

Ceiling Height: 8'

Subroom 2: Stair1

Ceiling Height: 12' 6"

Subroom 1: Stair2

Ceiling Height: 12' 6"

DESCRIPTION	QNTY
Clean window unit (per side) 21 - 40 SF	1.00 EA
Clean the walls and ceiling	357.08 SF
Clean floor - Heavy -includes anti bacteria	30.66 SF

Trash Chute

Ceiling Height: 8'

DESCRIPTION	QNTY
Trash Chute Fabrication - [Open Item]	1.00 EA

4th Floor

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Corridor 04

Ceiling Height: 8'

DESCRIPTION**QNTY**

Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	60.00 SF
Drywall replacement per LF - up to 2' tall	60.00 LF
Seal prime the surface area - one coat	90.00 SF
Paint the walls - one coat	1,145.33 SF
Baseboard - 4 1/4"	30.00 LF
Paint baseboard, oversize, - one coat	143.17 LF
Paint door slab only - 2 coats (per side)	7.00 EA
Paint door window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing 2

Ceiling Height: 8'

DESCRIPTION**QNTY**

Paint door window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA
Clean light fixture	1.00 EA
Clean the walls and ceiling	215.67 SF
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean handrail	7.00 LF

Landing 4

Ceiling Height: 8'

Subroom 2: Stair1

Ceiling Height: 12' 6"

Subroom 1: Stair2

Ceiling Height: 12' 6"

DESCRIPTION**QNTY**

Clean window unit (per side) 21 - 40 SI	1.00 EA
Clean the walls and ceiling	357.08 SF
Clean floor - Heavy -includes anti bacteria	86.66 SF

Trash Chute

Ceiling Height: 8'

DESCRIPTION**QNTY**

Trash Chute Fabrication - { Open Item }	1.00 EA
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3rd Floor**Corridor 03**

Ceiling Height: 8'

STEPHENS25REV

5/29/2009

Page: 4

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DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	64.00 SF
Drywall replacement per LF - up to 2' tall	143.17 LF
Seal prime more than the floor perimeter - one coat	397.50 SF
Paint the walls - one coat	1,145.33 SF
Baseboard - 4 1/4"	143.17 LF
Paint baseboard, oversized - one coat	143.17 LF
Paint door slab only - 2 coats (per side)	7.00 EA
Paint door window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

DESCRIPTION	QNTY	Ceiling Height: 8'
Paint door window trim & jamb - 2 coats (per side)	1.00 EA	
Paint door slab only - 2 coats (per side)	1.00 EA	
Clean light fixture	1.00 EA	
Clean the walls and ceiling	215.67 SF	
Clean floor - Heavy -includes anti bacteria	38.08 SF	
Clean handrail	7.00 LF	

DESCRIPTION	QNTY	Ceiling Height: 8'	Ceiling Height: 12' 6"	Ceiling Height: 12' 6"
Clean window unit (per side) 21 - 40 SF	1.00 EA			
Clean the walls and ceiling	357.08 SF			
Clean floor - Heavy -includes anti bacteria	86.60 SF			

DESCRIPTION	QNTY	Ceiling Height: 8'
Trash Chute Fabrication - [Open Item]	1.00 EA	

2nd Floor

DESCRIPTION	QNTY	Ceiling Height: 8'
Corridor 02		

SUSHPHENS25REV

5/29/2009

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Interstate Interstate Complete Restoration, Construction and Service

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 Anaheim, CA 92805-6822
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CONTINUED - Corridor 02

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	143.17 SF
Drywall replacement per LF - up to 2' tall	175.17 LF
Seal prime more than the floor perimeter - one coat	461.50 SF
Paint the walls - one coat	1,145.33 SF
Baseboard - 4 1/4"	143.17 LF
Paint baseboard, oversized - one coat	143.17 LF
Paint door slab only - 2 coats (per side)	7.00 EA
Paint door window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing 2		Ceiling Height: 8'
DESCRIPTION	QNTY	
Paint door window trim & jamb - 2 coats (per side)	1.00 EA	
Paint door slab only - 2 coats (per side)	1.00 EA	
Clean light fixture	1.00 EA	
Clean the walls and ceiling	215.6 SF	
Clean floor - Heavy -includes anti bacteria	38.08 SF	
Clean handrail	7.00 LF	

Landing 4		Ceiling Height: 8'
Subroom 2: Stair1		Ceiling Height: 12' 6"
Subroom 1: Stair2		Ceiling Height: 12' 6"
DESCRIPTION	QNTY	
Clean window unit (per side) 21 - 40 SF	1.00 EA	
Clean the walls and ceiling	327.08 SF	
Clean floor - Heavy -includes anti bacteria	86.66 SF	

Trash Chute		Ceiling Height: 8'
DESCRIPTION	QNTY	
Batt insulation - 4" - R13	0.00 SF	
5/8" dry wall - hung, taped, floated, ready for paint	0.00 SF	
Trash Chute Fabrication - [Open Item]	1.00 EA	

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General Items

DESCRIPTION	QNTY
Architectural Drafting fees (Bid item) - If needed [By Others]	1.00 EA
Taxes, insurance, permits & fees (Bid item) [As Incurred]	1.00 EA
Cleaning Technician - progressive and final clean up	40.00 HR
Remove ELECTRICAL - electrical for trash chute - includes conduit, rewire, switches and lites.	1.00 EA
Grand Total	<u>24,835.27</u>

Grand Total Areas:

19,151.46 SF Walls	4,907.38 SF Ceiling	24,059.34 SF Walls and Ceiling
5,085.99 SF Floor	565.11 SF Flooring	2,407.35 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	2,402.50 LF Ceil. Perimeter
5,085.99 Floor Area	5,663.72 Total Area	17,960.00 Interior Wall Area
13,880.00 Exterior Wall Area	1,735.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Real Estate Investment and Property Management

6 October 2009

Via Federal Express Overnight

InterState Restoration LLC
5700 Stratton Drive
Fort Worth, TX 76137

Attention: Kim Hatchett, Contracts Manager

Re: St. Stephens Terrace Apartments, Chicago, IL – Contract 130290

Dear Ms. Hatchett:

Enclosed please find the following documents:

1. Contract 130290 – In triplicate for the above-referenced property that have been executed on behalf of Owner. All three originals will need to be executed and initialed (pg. 1, para. (b); pg. 4, paras. 18 and 20). One copy may be kept by you and the remaining two copies returned to me; I will see that Kris Lube (via the property manager) receives an original.
2. List of Subcontractors and Suppliers - to be completed in full, signed and returned to me. As you know, the top section is checked if Contractor has no subs or suppliers. If the bottom section is checked, each company listed will need to provide us with a notarized lien release on our form with respect to payments received from contractor.

We would very much appreciate your e-mailing to me (kyoshida@intercoastalgroup.com) the signed and initialed ages prior to your sending hard copies.

If you have any questions, don't hesitate to call or e-mail. Thank you.

Best regards,

Karen Yoshida,
Paralegal
Phone: 310.432.8001
kyoshida@intercoastalgroup.com

UNOFFICIAL COPY**WORK ORDER AND CONTRACT**

Contract No.: 130290

August 18, 2009

The undersigned "Contractor" agrees to perform the services specified below ("Work") on the property located at: **St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612**. Contractor shall perform the Work in accordance with the terms and conditions of this Contract, including the General Provisions attached hereto. This Contract is between Contractor and the Owner of the Property ("Owner"). The individual signing this contract on behalf of Contractor hereby personally represents and warrants that he is fully authorized to do so and that his signature on behalf of Contractor is binding upon Contractor. Owner has authorized InterCoastal Property Services, LLC ("Manager") to sign this Contract on behalf of Owner and to act on behalf of Owner under this Contract. Contractor understands that InterCoastal Property Services, LLC has no liability under this Contract.

Attached are the following documents (initial if appropriate or write "none"):

Contractor/Owner Initials

- (a) N/A Another form of contract; and/or
 (b) [Signature] "Scope of Work" described on Attachment A, "Estimate: CHI-PROP-042125", date inspected 08.18.09

Such documents are made a part of this Contract and shall modify or expand this Contract, but only with respect to the Description of Work. Such documents shall not modify or expand any of the terms or conditions set forth herein, and any provisions in such documents which conflict with the terms and conditions herein shall not be binding upon the parties. All provisions herein, whether printed, typed and/or handwritten, are hereby made a part of this agreement.

START DATE: August 18, 2009COMPLETION DATE: September 30, 2009**DESCRIPTION OF WORK**

Work Location: St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612 - Building 25

Scope of Work: Repairs due to water damage to seven (7) floors, fourteen (14) units in Building 2334 at the above-referenced work location, as more particularly described on Attachment A incorporated herein. Any additional work required to complete this Scope of Work will be incorporated into this Contract by a change order when labeled as Attachment A-1, A-2, etc., as the case may be, when signed and/or initialed by Owner and Contractor and attached hereto and made a part hereof.

Price includes all labor, taxes, material and equipment.

TOTAL PRICE: \$46,860.72Contractor: **InterState Restoration, LLC**Owner: **St. Stephens Terrace Apartments, Ltd.**By: 

Kim Hatchett, Contracts Manager

INTERCOASTAL PROPERTY SERVICES, LLC
AUTHORIZED AGENTBy: 

Name printed:

Federal I.D. No.: **20-8487188**Title: **Manager**Address: **5700 Stratum Drive
Fort Worth, TX 76137**Address: **10390 Santa Monica Blvd., Suite 400
Los Angeles, CA 90025**Telephone No.: **817.293.0035**Contact: **Kris Jobe, Regional Director**Telephone No.: **310.710.8715**

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GENERAL PROVISIONS

1. **INCIDENTAL ITEMS** - Contractor shall provide and pay for all materials, labor, utilities, tools and equipment necessary to do the Work. Contractor shall provide without extra charge all incidental items required as a part of the Work, even though not specified herein.
2. **EXTRAS** - Bill for extra work will be paid only if Owner has approved the extra work in writing before the start of the extra work.
3. **SUBCONTRACTS** - Contractor shall not subcontract any portion of the Work without prior written permission from Owner. If a subcontractor is approved, subcontractor must provide a waiver of lien release and a waiver for compensation. Subcontractor must provide guarantee and warranty for labor and materials. Subcontractor will waive any mechanics lien against Owner, the Property, employees and affiliates.
 - (a) **MATERIALS/SUPPLIES** - Before this contract becomes enforceable, material suppliers must be made known to Owner. A material supplier must provide a waiver of mechanics lien to Owner and a warranty and guarantee of materials must be supplied.
4. **TAXES** - Contractor shall pay all sales, use and other taxes applicable to the performance of this Contract, and shall reimburse Owner if the latter shall pay any such taxes.
5. **SUPPLIERS' WARRANTIES** - Contractor shall cause suppliers to issue any warranties or guaranties directly to Owner. If any supplier refuses to issue warranties or guaranties directly to Owner, Contractor hereby assigns such warranties and guaranties to Owner.
6. **LAWS AND PERMITS**
 - (a) Contractor represents and warrants that the Work and any goods furnished under this Contract shall comply with all applicable laws, regulations, ordinances and rules.
 - (b) Contractor shall procure, at its expense, all necessary permits, certificates or licenses required by all applicable laws, regulations, ordinances and rules. Contractor shall supply Owner with copies of such permits, certificates and licenses at Owners request.
 - (c) Contractor shall comply with all applicable laws, regulations, ordinances and rules relating to hazardous or toxic materials, including without limitation asbestos, PCB's, and underground storage tanks. If Contractor discovers any such materials on the Property, Contractor shall promptly notify Owner and Manager, and shall take all appropriate safety precautions in performing the Work.
 - (d) Contractor shall comply with all applicable safety laws, rules and regulations and all safety requirements of Owner and Manager to prevent injuries or damage to persons or property. Contractor shall specifically comply with the provisions of the Occupational Safety and Health Act (OSHA) of 1970, as amended and the Consumers Product Safety act of 1972, as amended. Contractor shall comply with all building rules and regulations.
7. **INSURANCE**
 - (a) Contractor shall maintain commercial general liability insurance without limitation for premises-operations, including Owner-Contractor's Protective Liability, Products-Completed Operations, Contractual Liability, Personal Injury, Broad Form Property Damage and automobile liability-physical damage insurance, or the equivalent, and Worker's Compensation insurance as required by law. The liability insurance shall have a combined single limit of at least \$1,000,000.00 or the equivalent. Owner may require Contractor to obtain (at Owner's cost) builder's risk insurance in the form commonly referred to as "all-risk", including flood and earthquake.
 - (b) Any subcontractor hired by Contractor shall maintain the same type of liability insurance as Contractor with at least half the same limits, and Worker's Compensation insurance as required by law. Promptly after hiring a subcontractor, but before subcontractor begins Work, Contractor shall furnish Owner with a certificate of the subcontractor's liability insurance.

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- (c) Before Contractor shall start the Work, Contractor shall provide to Owner: (i) endorsements to the liability policies of Contractor and subcontractors naming Owner and Manager as additional insured; (ii) endorsements to such policies by which the insurance carriers agree to give Owner and Manager thirty (30) days' prior written notice of cancellation or any change in such policies; and (iii) certificates of insurance or copies of such insurance policies.
8. **CLEAN-UP** - Contractor shall comply with Owner's reasonable requirements regarding daily clean-up. Upon completion of the Work, before leaving the Property, Contractor shall remove all surplus material, containers and rubbish from the Property and shall leave the Property clean and ready for occupancy. Contractor shall repair any damage to the Property caused by the Work.
 9. **INSPECTION, ACCEPTANCE, PAYMENT** - Owner shall at all times have access to the Work. All materials and workmanship shall be subject to inspection and acceptance prior to payment. Payments may be withheld by Owner when Owner reasonably believes that: (1) the materials or workmanship are defective; (2) any claim has been filed against Contractor, Owner or Manager arising out of the Work; (3) Contractor has failed to make payments properly to subcontractors; or (4) Contractor has failed to meet a deadline on which a payment is due.
 10. **LIABILITIES OF PARTIES** - Except for liabilities caused solely by the intentional or grossly negligent acts or omissions of Owner, Contractor agrees to defend and indemnify Owner and Manager against any claims, damages, losses, expenses and attorney's fees arising out of this Contract or the performance of the Work by Contractor or subcontractors. Owner may, at its election, withhold any monies payable hereunder and apply the same to the payment of any charges or expenses arising under this paragraph.
 11. **ARBITRATION** - At the Owner's or Contractor's written request, Owner or Contractor may demand to have any claims or disputes arising out of this Contract decided by arbitration in accordance with the rules of the American Arbitration Association in effect at the time of the demand for arbitration. A demand for arbitration shall be filed with the American Arbitration Association and delivered to the other party in such dispute. The decision in writing of the arbitrator appointed by such association shall be final and conclusive as to all parties to such dispute. Should any party fail to appear or participate in such arbitration proceedings, the arbitrator may decide on the evidence presented in such proceedings by the other party to such dispute.
 12. **ATTORNEY'S FEES** - If any dispute, litigation between the parties arises out of this Contract, the losing party in such dispute, litigation or arbitration shall pay to the prevailing party all costs of such dispute, including without limitation, cost of arbitration or attorney's fees.
 13. **MISCELLANEOUS** - Neither party may assign this Contract without the prior written consent of the other party. This Contract may not be modified except in writing signed by the parties. If any provision of this Contract is unenforceable, the other provisions shall remain enforceable. This Contract shall be governed by the law of the state in which the Property is located. Owner's business and/or residence address shall be written on this Contract if required by applicable law.
 14. **MATERIALS AND WORKMANSHIP** - All materials shall be new. All materials and workmanship shall be of good quality and shall be subject to approval or rejection for cause by Owner. If Contractor has good reason for objecting to the use of any material or method of construction, Contractor shall bring such objection to the attention of Owner. Substitutions for specific equipment or materials must be approved by Owner in writing.
 15. **LIENS** - Contractor is responsible for the payment of any person entitled to assert a lien arising out of the Work. Contractor shall keep the Property free from mechanic's liens and immediately secure the release of any stop notices filed. Contractor shall defend and indemnify Owner against claims and costs arising out of a mechanic's lien or stop notice. Contractor shall have the right to file a lien in accordance with governing law arising out of the Work it performed if Owner fails to make payment to Contractor in accordance with this Contract.
 16. **FINAL PAYMENT** - Contractor shall promptly provide Owner with a list of all subcontractors, suppliers and all other persons that would be entitled to assert a lien out of the Work. Contractor shall update such list when necessary. Contractor shall certify such list and all amendments to be true and correct. Final payment shall not be due until Contractor delivers to Owner unconditional lien releases from Contractor and all persons on such list, as amended.

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17. **GUARANTY** - Final payment shall not relieve the Contractor of responsibility for faulty materials or workmanship. Contractor guarantees to repair or pay for any defects in materials and workmanship which shall appear within a period of one year from the date of completion of the Work or any longer period as provided by statute or agreement of the parties. Owner shall give notice of observed defects with reasonable promptness.
18. **COMPLETION OF WORK** - Time is of the essence in this Contract. Contractor shall complete all of the Work on or before the date agreed upon by the parties. If Contractor fails to complete all of the Work on or before such date and such failure is not caused by a natural disaster or other event beyond the control of Contractor, then Contractor shall pay to Owner, upon demand, five thousandths of one percent (.005%) of the Contract price per day up to and including the day on which Contractor completes all of the Work. Owner may offset such amount against any payment otherwise due Contractor. Contractor hereby acknowledges that such amount represents reasonable damages under the circumstances for failure to complete the Work on time.
19. **RISK OF LOSS** - Risk of loss of any goods or materials incorporated in the Work shall not pass from Contractor to Owner until final completion and acceptance of the Work by Owner.
20. **BOND** - ~~Unless this requirement is waived by Owner, Contractor shall furnish a performance bond and recordable payment bond satisfactory to Owner in the amount of this Contract for protection against loss or damage arising out of this Contract, including without limitation, mechanic's liens. The sureties shall waive any rights to approve change orders. Any bonding shall be at Contractor's cost.~~
21. **NONRECOURSE** - Notwithstanding anything to the contrary contained in this Contract or any other document or agreement entered into between Owner and Contractor in connection with the Property, it is understood and agreed that the sole remedy which Contractor may exercise in the event of a default under this Contract or any such other document or agreement shall be to enforce against the Property such lien rights as may be provided to Contractor by applicable law, and neither Owner nor Manager nor any of Owner's or Manager's partners, officers, directors or shareholders shall have any personal liability thereon.
22. **PAYMENT AS FOLLOWS:** Work will be done for an amount **Forty-Six Thousand, Eight Hundred Sixty and 72/100 Dollars (\$46,860.72)** paid as follows:
- A full and final payment amount **Forty-Six Thousand, Eight Hundred Sixty and 72/100 Dollars (\$46,860.72)** will be due and payable within thirty (30) days after the last to occur of all of the following: (a) Contractor's completion of the Work, (b) Owner's satisfaction of such Work based on an inspection by the facilities' manager, (c) Owner's receipt of Contractor's invoice(s) for completed Work, and (d) Owner's receipt of insurance proceeds with respect to the Work.
23. **CERTIFICATION:** By entering into this Contract, Contractor certifies, under penalty of perjury, to Owner and each of its partners and affiliates, that at no time has Contractor:
- (a) provided or attempted to provide or offered to provide any kickback;
 - (b) solicited, accepted, or attempted to accept any kickback; or
 - (c) included, directly or indirectly, the amount of any kickback in the contract price charged to Owner in any contract or subcontract entered into with any Owner, including, without limitation, this Contract.

"Kickback," as used in this Paragraph, means any money, fee, commission, credit, gift, gratuity, thing of value, personal service or compensation of any kind which is provided, directly or indirectly, to Owner, or to any of Owner's employees, contractors, subcontractors, or subcontractors employees for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract. "Prime contract" means a contract or contractual action or arrangement, written or oral, including without limitation this Contract, entered into with Owner for supplies, materials, equipment, or services of any kind.

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EXHIBIT A

TO

ST. STEPHENS TERRACE APARTMENTS

CONTRACT 130290

Property of Cook County

DONE AT CUSTOMER'S REQUEST

Office

UNOFFICIAL COPY**OWNER/INTERSTATE CONTRACT OR CHANGE ORDER REQUEST FORM**

INFORMATION SUBMITTED BY: Louis Harrigan DATE SUBMITTED: 9/10/2009

REQUESTING: (Check one that is applicable) CONTRACT CHANGE ORDER CHANGE ORDER NO.

OWNER: Intercoastal Group

OWNER'S ADDRESS: 10390 Santa Monica Blvd. Suite 400
Los Angeles, CA. 90025

PHONE NO.: 310-277-0057

FAX NO.: 310-388-8453

PROJECT NAME AND PROJECT ADDRESS: St. Stephens #2

BILLING ADDRESS IF DIFFERENT:

PROJECT NUMBER: 1010-09-7116

CONTRACT TYPE: INTERSTATE STANDARD - NET 10/Time and Materials INTERSTATE NET 10/Lump Sum AIA – A101 Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Lump Sum (This Agreement is governed by AIA – 201 General Conditions of the Contract for Construction (44 pages) AIA – 107 Abbreviated Standard Form of Agreement Between Owner and Contractor for a Construction Project of Limited Scope Where the Basis of Payment is a Stipulated Lump Sum Other (Please give detailed requirements) Kim you need to use the same contract as before we will need to get with Karen from Intercoastal.

CONTRACT AMOUNT IF LUMP SUM: \$46,860.72

CONTRACT TIME: Substantial Completion Date 9/24/09 Final Completion Date:

N/A: (not applicable, which is standard for all contracts unless Owner demands start and completion dates)LIQUIDATED DAMAGES: Yes No Amount Per Day (standard is no liquidated damages, but call Kim if required)SCOPE OF WORK (give detail below or check this box if Scope of Work is attached and to be incorporated into the Agreement):

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Insured: Intercostal
Property:

Claim Rep.: Ed Elfmann

Business: (630) 368-3710

Estimator: Ed Elfmann

Business: (630) 368-3710

Claim Number: Policy Number: Type of Loss:

Date Contacted: 8/18/2009
Date of Loss: 8/15/2009 Date Received: 8/18/2009
Date Inspected: 8/18/2009 Date Entered: 8/27/2009 8:24 AM

Price List: ILCCSB_JUN09
Restoration/Service/Remodel
Estimate: CHI-PROP-042125

Property of Cook County Clerk's Office

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1211 West 22nd Street
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Illinois 60523

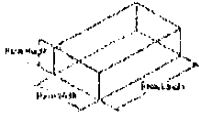
CHI-PROP-042125

Corridor 7

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Baseboard - 4 1/4"	27.00 LF	0.00	3.34	90.18
2. Seal & paint baseboard, oversixed - two coats	27.00 LF	0.00	0.92	24.84
Totals: Corridor 7				115.02

Stoorage room 7th fl

LxWxH 11' x 8' 8" x 8'



294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
4. 5/8" drywall - hung, taped, floated, ready for paint	38.00 SF	0.00	1.46	55.48
10. Mask and prep for paint - tape only (per LF)	39.33 LF	0.00	0.45	17.70
5. Seal/prime the surface area - one coat	38.00 SF	0.00	0.35	13.30
6. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00
Totals: Stoorage room 7th fl				320.48

Unit 710

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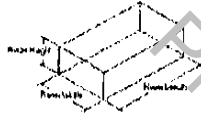


Engle Martin & Associates, Inc.

1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
15. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
16. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
17. 5/8" drywall - hung, taped, floated, ready for paint	133.00 SF	0.00	1.46	194.18
18. Seal/prime part of the walls - one coat	133.00 SF	0.00	0.35	46.55
19. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
20. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
22. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.30	0.58	34.28
23. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
24. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
25. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
26. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
27. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
28. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
29. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
30. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
31. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06

Totals: Bathroom 1,706.53

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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9/9/2009

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CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
12. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
9. Drywall replacement per LF - up to 2' tall	23.00 LF	0.00	6.46	148.58
8. Seal/prime the surface area - one coat	38.00 SF	0.00	0.35	13.30
7. Paint the surface area - two coats	461.00 SF	0.00	0.60	276.60
13. Cove base molding - rubber or vinyl, 4" high	23.00 LF	0.00	1.53	35.19
14. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
Totals: Hallway				542.32

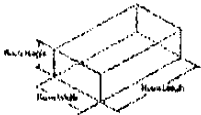
Bedroom Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
32. Cove base molding - rubber or vinyl, 4" high	12.00 LF	0.00	1.53	18.36
Totals: Bedroom Closet				18.36
Total: Unit 710				2,267.21

Unit 709

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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 1211 West 22nd Street
 Suite 102
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CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
33. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
34. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
35. 5/8" drywall - hung, taped, floated, ready for paint	133.00 SF	0.00	1.46	194.18
36. Seal/prime part of the walls - one coat	133.00 SF	0.00	0.35	46.55
37. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
38. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
40. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
41. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
43. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
44. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
57. Detach & Reset Towel bar	1.00 EA	0.00	0.00	14.88
45. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
46. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
47. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
48. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
49. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,684.76

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
58. Drywall replacement per LF - up to 2' tall	5.00 LF	0.00	6.46	32.30
50. Mask and prep for paint - tape only (per LF)	96.00 LF	0.00	0.45	43.20
52. Seal/prime the surface area - one coat	15.00 SF	0.00	0.35	5.25
53. Paint the surface area - two coats	40.00 SF	0.00	0.60	24.00
54. Cove base molding - rubber or vinyl, 4" high	5.00 LF	0.00	1.53	7.65

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CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
55. Detach & Reset 31 fold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
59. Detach & Reset Shelving - 12" - in place	1.50 LF	0.00	0.00	8.90
Totals: Hallway				164.26

Bedroom Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
56. Cove base molding - rubber or vinyl, 4" high	13.00 LF	0.00	1.53	19.89
Totals: Bedroom Closet				19.89
Total: Unit 709				1,868.91

Corridor 6

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
60. Baseboard - 4 1/4"	39.00 LF	0.00	3.34	130.26
61. Seal & paint baseboard, oversized - two coats	39.00 LF	0.00	0.92	35.88
66. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	0.00	1.46	93.44
Totals: Corridor 6				259.58

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Storage room 6h fl

LxWxH 11' x 8' 8" x 8'



294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
62. 5/8" drywall - hung, taped, floated, ready for paint	26.00 SF	0.00	1.46	37.96
63. Mask and prep for paint - tape only (per LF)	39.33 LF	0.00	0.45	17.70
64. Seal/prime the surface area - one coat	26.00 SF	0.00	0.35	9.10
65. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00
67. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
Totals: Storage room 6h fl				311.37

Unit 610**Hallway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
84. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
85. 5/8" drywall - hung, taped, floated, ready for paint	88.00 SF	0.00	1.46	128.48
86. Seal/prime the surface area - one coat	88.00 SF	0.00	0.35	30.80
87. Paint the surface area - two coats	168.00 SF	0.00	0.60	100.80
88. Cove base molding - rubber or vinyl, 4" high	26.00 LF	0.00	1.53	39.78
91. Detach & Reset Shelving - 12" - in place	1.50 LF	0.00	0.00	8.90
92. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
89. Detach & Reset Bifold door set - Colonist - Double	2.00 EA	0.00	0.00	85.92

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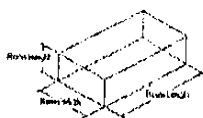
1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Hallway				474.52

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
68. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
69. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
70. 5/8" drywall - hung, taped, floated, ready for paint	152.00 SF	0.00	1.46	221.92
71. Seal/prime the surface area - one coat	152.00 SF	0.00	0.35	53.20
72. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
74. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
75. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
76. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
77. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
78. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
79. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
80. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
81. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
82. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
83. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06

Totals: Bathroom

1,728.31

Total: Unit 610

2,202.83

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1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Unit 609

Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
132. Mask and prep for paint - tape only (per LF)	33.00 LF	0.00	0.45	14.85
133. 5/8" drywall - hung, taped, floated, ready for paint	24.00 SF	0.00	1.46	35.04
134. Seal/prime the surface area - one coat	24.00 SF	0.00	0.35	8.40
135. Paint the surface area - two coats	166.00 SF	0.00	0.60	99.60
136. Cove base molding - rubber or vinyl, 4" high	3.00 LF	0.00	1.53	4.59
137. Seal & paint acoustic ceiling (popcorn) texture	57.12 SF	0.00	0.95	54.15
Totals: Kitchen				216.63

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.35 SF Short Wall
24.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
117. Mask and prep for paint - tape only (per LF)	25.00 LF	0.00	0.45	11.25
118. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
119. 5/8" drywall - hung, taped, floated, ready for paint	165.00 SF	0.00	1.46	240.90
120. Seal/prime the surface area - one coat	120.00 SF	0.00	0.35	42.00
121. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
122. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
123. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44

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 1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523
CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
124. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
125. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
126. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
127. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
128. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
129. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
130. Cove base molding - rubber or vinyl, 4" high	6.00 LF	0.00	1.53	9.18
131. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,724.00

Bedroom Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
113. Cove base molding - rubber or vinyl, 4" high	7.00 LF	0.00	1.53	10.71
Totals: Bedroom Closet				10.71
Total: Unit 609				1,951.34

Corridor 5

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
138. Baseboard - 4 1/4"	27.00 LF	0.00	3.34	90.18
139. Seal & paint baseboard, oversized - two coats	27.00 LF	0.00	0.92	24.84
Totals: Corridor 5				115.02

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Illinois 60523

Stoorage room 5h fl**LxWxH 11' x 8' 8" x 8'**

294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	



DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Missing Wall: 1 - 3'0" X 6'8" Opens into Exterior Goes to Floor				
142. Mask and prep for paint - tape only (per LF)	14.00 LF	0.00	0.45	15.30
141. 5/8" drywall - hung, taped, floated, ready for paint	390.00 SF	0.00	1.46	55.48
143. Seal/prime the surface area - one coat	26.00 SF	0.00	0.35	9.10
144. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00
145. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
Totals: Stoorage room 5h fl				326.49

Unit 510**Hallway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
147. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
148. 5/8" drywall - hung, taped, floated, ready for paint	58.00 SF	0.00	1.46	84.68
149. Seal/prime the surface area - one coat	58.00 SF	0.00	0.35	20.30
150. Paint the surface area - two coats	258.00 SF	0.00	0.60	154.80
151. Cove base molding - rubber or vinyl, 4" high	33.00 LF	0.00	1.53	50.49
153. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
154. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
Totals: Hallway				433.07

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1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
155. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
156. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
157. 5/8" drywall - hung, taped, floated, ready for paint	229.00 SF	0.00	1.46	334.34
158. Seal/prime the surface area - one coat	164.00 SF	0.00	0.35	57.40
159. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
160. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
161. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
162. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
163. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
164. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
165. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
166. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
167. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
168. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
169. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06

Totals: Bathroom

1,844.93

Total: Unit 510

2,278.00

Unit 509

Kitchen

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1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

CONTINUED - Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
170. Mask and prep for paint - tape only (per LF)	33.00 LF	0.00	0.45	14.85
192. Detach & Reset Cabinetry - upper (wall) units	10.00 LF	0.00	0.00	418.00
171. 5/8" drywall - hung, taped, floated, ready for paint	24.00 SF	0.00	1.46	35.04
172. Seal/prime the surface area - one coat	66.00 SF	0.00	0.35	23.10
173. Paint the surface area - two coats	42.00 SF	0.00	0.60	25.20
174. Cove base molding - rubber or vinyl, 4" high	3.00 LF	0.00	1.53	4.59
175. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
Totals: Kitchen				574.93

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	29.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor:

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
176. Mask and prep for paint - tape only (per LF)	25.00 LF	0.00	0.45	11.25
177. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
178. 5/8" drywall - hung, taped, floated, ready for paint	188.00 SF	0.00	1.46	274.48
179. Seal/prime the surface area - one coat	112.00 SF	0.00	0.35	39.20
180. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
181. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
182. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
183. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65

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9/9/2009

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 Oak Brook,
 Illinois 60523

CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
184. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
185. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
186. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
187. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
188. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
189. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
190. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,767.02

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
193. Mask and prep for paint - tape only (per LF)	93.00 LF	0.00	0.45	41.85
194. Drywall replacement per LF - up to 2' tall	13.00 LF	0.00	6.46	83.98
195. Seal/prime the surface area - one coat	39.00 SF	0.00	0.35	13.65
196. Paint the surface area - two coats	258.00 SF	0.00	0.60	154.80
197. Cove base molding - rubber or vinyl, 4" high	13.00 LF	0.00	1.53	19.89
198. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
199. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	47.96
Totals: Hallway				411.28

Total: Unit 509

2,753.23

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1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Storage room 4th fl**LxWxH 11' x 8' 8" x 8'**

294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Missing Wall: 1 - 3'0" X 6'8"				
		Opens into Exterior	Goes to Floor	
202. Mask and prep for paint - tape only (per LF)	30.00 LF	0.00	0.45	15.30
203. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	0.00	1.46	93.44
204. Seal/prime the surface area - one coat	64.00 SF	0.00	0.35	22.40
205. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00
206. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
Totals: Storage room 4th fl				377.75

Unit 410**Hallway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
208. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
209. 5/8" drywall - hung, taped, floated, ready for paint	48.00 SF	0.00	1.46	70.08
210. Seal/prime the surface area - one coat	48.00 SF	0.00	0.35	16.80
211. Paint the surface area - two coats	168.00 SF	0.00	0.60	100.80
212. Cove base molding - rubber or vinyl, 4" high	31.00 LF	0.00	1.53	47.43
Totals: Hallway				260.80

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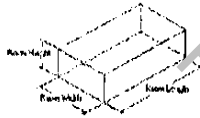


Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Missing Wall: 1 - 3'0" X 6'8"				
		Opens into Exterior	Goes to Floor	
215. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
217. 5/8" drywall - hung, taped, floated, ready for paint	229.01 SF	0.00	1.46	334.34
218. Seal/prime the surface area - one coat	164.00 SF	0.00	0.35	57.40
219. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
220. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
221. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
222. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
223. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
224. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
225. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
226. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
227. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
228. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
229. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	21.06
Totals: Bathroom				1,793.94
Total: Unit 410				2,054.74

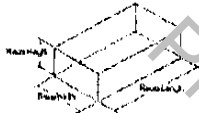
Unit 409

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 1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523
Bathroom

LxWxH 7' 5" x 4' 11" x 8'

177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	



DESCRIPTION	QNTY	REMOVE	Goes to Floor		TOTAL
			REPLACE		
Missing Wall: 1 - 3'0" X 6'8"					
237. Mask and prep for paint - tape only (per LF)	25.00 LF	0.00	0.45		11.25
239. 5/8" drywall - hung, taped, floated, ready for paint	142.00 SF	0.00	1.46		207.32
240. Seal/prime the surface area - one coat	120.00 SF	0.00	0.35		42.00
241. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60		92.28
242. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58		34.28
243. Detach & Reset Sink - single	1.00 EA	0.00	0.00		132.44
244. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00		36.65
245. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00		15.70
246. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00		14.13
247. Detach & Reset Soap dish	1.00 EA	0.00	0.00		11.78
248. Detach & Reset Shower faucet	1.00 EA	0.00	0.00		185.44
249. Tile shower - up to 60 SF	1.00 EA	0.00	822.92		822.92
250. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53		21.42
251. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03		24.06
Totals: Bathroom					1,651.67

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
252. Mask and prep for paint - tape only (per LF)	93.00 LF	0.00	0.45	41.85

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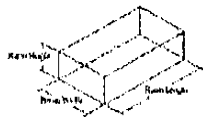
1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
253. Drywall replacement per LF - up to 2' tall	13.00 LF	0.00	6.46	83.98
254. Seal/prime the surface area - one coat	39.00 SF	0.00	0.35	13.65
255. Paint the surface area - two coats	258.00 SF	0.00	0.60	154.80
256. Cove base molding - rubber or vinyl, 4" high	13.00 LF	0.00	1.53	19.89
257. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
258. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
Totals: Hallway				411.28

Bedroom Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
259. Cove base molding - rubber or vinyl, 4" high	12.00 LF	0.00	1.53	18.36
Totals: Bedroom Closet				18.36
Total: Unit 409				2,081.31

Storage room 3rd fl**LxWxH 11' x 8' 8" x 8'**

294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
260. Mask and prep for paint - tape only (per LF)	34.00 LF	0.00	0.45	15.30

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CONTINUED - Storage room 3rd fl

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
261. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	0.00	1.46	93.44
262. Seal/prime the surface area - one coat	64.00 SF	0.00	0.35	22.40
263. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00
264. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
Totals: Storage room 3rd fl				377.75

Unit 310

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
265. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
266. 5/8" drywall - hung, taped, floated, ready for paint	48.00 SF	0.00	1.46	70.08
267. Seal/prime the surface area - one coat	48.00 SF	0.00	0.35	16.80
268. Paint the surface area - two coats	199.00 SF	0.00	0.60	119.40
269. Cove base molding - rubber or vinyl, 4" high	23.00 LF	0.00	1.53	35.19
284. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
Totals: Hallway				310.12

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

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CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
270. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
285. Detach & Reset Light fixture	1.00 EA	0.00	0.00	50.99
271. 5/8" drywall - hung, taped, floated, ready for paint	130.00 SF	0.00	1.46	189.80
272. Seal/prime the surface area - one coat	126.00 SF	0.00	0.35	44.10
273. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
274. R&R Acoustic ceiling (popcorn) texture - light	26.47 SF	0.36	0.58	34.28
276. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
277. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
278. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
279. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
280. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
281. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
282. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
283. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,554.65
Total: Unit 310				1,864.77

Unit 309

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
286. Mask and prep for paint - tape only (per LF)	25.00 LF	0.00	0.45	11.25
287. 5/8" drywall - hung, taped, floated, ready for paint	142.00 SF	0.00	1.46	207.32
288. Seal/prime the surface area - one coat	120.00 SF	0.00	0.35	42.00
289. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
290. R&R Aconstic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
291. Detach & Reset Sink - single	1.00 EA	0.00	0.00	132.44
292. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
293. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
294. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
295. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
296. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
297. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
298. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
299. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,651.67

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
300. Mask and prep for paint - tape only (per LF)	74.00 LF	0.00	0.45	33.30
301. Drywall replacement per LF - up to 2' tall	13.00 LF	0.00	6.46	83.98
302. Seal/prime the surface area - one coat	39.00 SF	0.00	0.35	13.65
303. Paint the surface area - two coats	258.00 SF	0.00	0.60	154.80
304. Cove base molding - rubber or vinyl, 4" high	13.00 LF	0.00	1.53	19.89
305. Seal & paint acoustic ceiling (popcorn) texture	57.00 SF	0.00	0.95	54.15
306. Detach & Reset Bifold door set - Colonist - Double	2.00 EA	0.00	0.00	85.92

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9/9/2009

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CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Totals: Hallway				445.69

Bedroom Closet

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
322. Mask and prep for paint - tape only (per LF)	18.00 LF	0.00	0.45	8.10
323. Drywall replacement per LF - up to 2' tall	7.00 LF	0.00	6.46	45.22
324. Seal/prime the surface area - one coat	21.00 SF	0.00	0.35	7.35
325. Paint the surface area - two coats	104.00 SF	0.00	0.60	62.40
326. Cove base molding - rubber or vinyl, 4" high	13.00 LF	0.00	1.53	19.89
Totals: Bedroom Closet				142.96

Total: Unit 309 2,240.32

Storage room 2nd fl

LxWxH 11' x 8' 8" x 8'



294.67 SF Walls	95.33 SF Ceiling
390.00 SF Walls & Ceiling	95.33 SF Floor
10.59 SY Flooring	36.33 LF Floor Perimeter
88.00 SF Long Wall	69.33 SF Short Wall
39.33 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
329. Mask and prep for paint - tape only (per LF)	34.00 LF	0.00	0.45	15.30
330. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF	0.00	1.46	93.44
331. Seal/prime the surface area - one coat	64.00 SF	0.00	0.35	22.40
332. Paint the walls and ceiling - two coats	390.00 SF	0.00	0.60	234.00

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Illinois 60523

CONTINUED - Storage room 2nd fl

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
333. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	12.61	12.61
Totals: Storage room 2nd fl				377.75

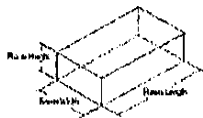
Unit 210

Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
334. Mask and prep for paint - tape only (per LF)	57.09 LF	0.00	0.45	25.69
335. 5/8" drywall - hung, taped, floated, ready for paint	48.00 SF	0.00	1.46	70.08
336. Seal/prime the surface area - one coat	48.00 SF	0.00	0.35	16.80
337. Paint the surface area - two coats	48.00 SF	0.00	0.60	28.80
338. Cove base molding - rubber or vinyl, 4" high	26.00 LF	0.00	1.53	39.78
339. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	0.00	0.00	42.96
Totals: Hallway				224.11

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
340. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10

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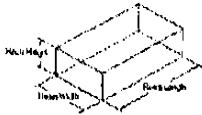
CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
342. 5/8" drywall - hung, taped, floated, ready for paint	174.00 SF	0.00	1.46	254.04
343. Seal/prime the surface area - one coat	102.00 SF	0.00	0.35	35.70
344. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
345. R&R Aconstic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
346. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
347. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
348. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
349. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
350. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
351. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
352. Cove base molding - rubber or vinyl, 4" high	14.00 LF	0.00	1.53	21.42
353. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,559.50
Total: Unit 210				1,783.61

Unit 209

Bathroom

LxWxH 7' 5" x 4' 11" x 8'



177.33 SF Walls	36.47 SF Ceiling
213.80 SF Walls & Ceiling	36.47 SF Floor
4.05 SY Flooring	21.67 LF Floor Perimeter
59.33 SF Long Wall	39.33 SF Short Wall
24.67 LF Ceil. Perimeter	

Missing Wall: 1 - 3'0" X 6'8"

Opens into Exterior

Goes to Floor

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
360. Mask and prep for paint - tape only (per LF)	24.67 LF	0.00	0.45	11.10
362. 5/8" drywall - hung, taped, floated, ready for paint	154.00 SF	0.00	1.46	224.84

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CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
363. Seal/prime the surface area - one coat	130.00 SF	0.00	0.35	45.50
364. Paint part of the walls and ceiling - two coats	153.80 SF	0.00	0.60	92.28
365. R&R Acoustic ceiling (popcorn) texture - light	36.47 SF	0.36	0.58	34.28
366. Detach & Reset Medicine cabinet	1.00 EA	0.00	0.00	36.65
367. Detach & Reset Toilet paper holder	1.00 EA	0.00	0.00	15.70
368. Detach & Reset Shower curtain rod	1.00 EA	0.00	0.00	14.13
369. Detach & Reset Soap dish	1.00 EA	0.00	0.00	11.78
370. Detach & Reset Shower faucet	1.00 EA	0.00	0.00	185.44
371. Tile shower - up to 60 SF	1.00 EA	0.00	822.92	822.92
372. Cove base molding - rubber or vinyl, 4" high	14.33 LF	0.00	1.53	21.42
373. (Install) Plumbing fixture supply line	2.00 EA	0.00	12.03	24.06
Totals: Bathroom				1,540.10
Total: Unit 209				1,540.10

1st floor storage

LxWxH 21' 6" x 17' 2" x 8'



193.33 SF Walls	369.08 SF Ceiling
562.42 SF Walls & Ceiling	369.08 SF Floor
41.01 SY Flooring	24.17 LF Floor Perimeter
172.00 SF Long Wall	137.33 SF Short Wall
24.17 LF Ceil. Perimeter	

Missing Wall: 1 - 14'0" X 8'0"

Opens into Exterior

Goes to Floor/Ceiling

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CONTINUED - 1st floor storage**Subroom 1: Offset 1****LxWxH 14' x 12' 7" x 8'**

224.00 SF Walls	176.17 SF Ceiling
400.17 SF Walls & Ceiling	176.17 SF Floor
19.57 SY Flooring	28.00 LF Floor Perimeter
112.00 SF Long Wall	100.67 SF Short Wall
28.00 LF Ceil. Perimeter	

Missing Wall: 2 - 12'7" X 8'0" Opens into 1st floor storage Goes to Floor/Ceiling

Subroom 2: Offset 2**LxWxH 22' 8" x 21' 9" x 8'**

598.67 SF Walls	493.00 SF Ceiling
1,091.67 SF Walls & Ceiling	493.00 SF Floor
54.78 SY Flooring	74.83 LF Floor Perimeter
181.33 SF Long Wall	174.00 SF Short Wall
74.83 LF Ceil. Perimeter	

Missing Wall: 1 - 14'0" X 8'0" Opens into 1st floor storage Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
374. Mask wall - plastic, paper, tape (per LF)	127.00 LF	0.00	0.76	96.52
375. R&R Drywall replacement per LF - up to 2' tall	16.00 LF	1.77	6.46	131.68
376. Seal/prime the surface area - one coat	48.00 SF	0.00	0.25	16.80
377. Paint the surface area - two coats	128.00 SF	0.00	0.60	76.80
378. R&R Suspended ceiling tile - 2' x 4'	64.00 SF	0.17	0.99	74.24
379. Floor preparation for Vinyl tile	1,038.25 SF	0.00	0.42	436.07
380. R&R Vinyl tile	1,038.25 SF	0.90	3.07	4,121.86
381. R&R Cove base molding - rubber or vinyl, 4" high	127.00 LF	0.25	1.53	226.06
398. Remove Carpet	1,038.25 SF	0.22	0.00	228.42

Totals: 1st floor storage 5,408.45

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Women's Room

LxWxH 9' x 7' 7" x 8'

265.33 SF Walls	68.25 SF Ceiling
333.58 SF Walls & Ceiling	68.25 SF Floor
7.58 SY Flooring	33.17 LF Floor Perimeter
72.00 SF Long Wall	60.67 SF Short Wall
33.17 LF Ceil. Perimeter	



DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
388. R&R Drywall replacement per LF up to 2' tall	16.00 LF	1.77	6.46	131.68
387. Seal/prime the surface area - one coat	54.00 SF	0.00	0.35	18.90
386. Paint the walls - two coats	265.33 SF	0.00	0.60	159.20
385. R&R Suspended ceiling tile - 2' x 4'	68.25 SF	0.17	0.99	79.17
384. Floor preparation for Vinyl tile	68.25 SF	0.00	0.42	28.67
383. R&R Vinyl tile	68.25 SF	0.90	3.07	270.96
382. R&R Cove base molding - rubber or vinyl, 4" high	33.17 LF	0.25	1.53	59.04
Totals: Women's Room				747.62

Men's Room

LxWxH 9' x 5' x 8'

224.00 SF Walls	45.00 SF Ceiling
269.00 SF Walls & Ceiling	45.00 SF Floor
5.00 SY Flooring	28.00 LF Floor Perimeter
72.00 SF Long Wall	40.00 SF Short Wall
28.00 LF Ceil. Perimeter	



DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
390. R&R Cove base molding - rubber or vinyl, 4" high	28.00 LF	0.25	1.53	49.84
392. Floor preparation for Vinyl tile	45.00 SF	0.00	0.42	18.90
391. R&R Vinyl tile	45.00 SF	0.90	3.07	178.65
Totals: Men's Room				247.39

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

General

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
397. Cleaning Technician - per hour	24.00 HR	0.00	29.72	713.28
399. Commercial supervision to separate the two ongoing repair jobs - per hour	40.00 HR	0.00	67.03	2,681.20
400. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	637.01	0.00	637.01
Totals: General				4,031.49
Line Item Subtotals: CHI-PROP-042125				37,902.53
Adjustments for Base Service Charges				Adjustment
Electrician				226.46
Total Adjustments for Base Service Charges:				226.46
Line Item Totals: CHI-PROP-042125				38,128.99

Grand Total Areas:

5,401.33 SF Walls	2,161.08 SF Ceiling	7,562.42 SF Walls and Ceiling
2,161.08 SF Floor	240.12 SY Flooring	666.17 LF Floor Perimeter
1,849.33 SF Long Wall	1,400.67 SF Short Wall	720.17 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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 1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Summary for Dwelling

Line Item Total				37,902.53
Total Adjustments for Base Service Charges				226.46
Subtotal				<hr/>
Overhead	@	10.0% x	38,128.99	38,128.99
Profit	@	10.0% x	38,128.99	3,812.90
Material Sales Tax	@	10.250% x	10,789.59	3,812.90
				1,105.93
Replacement Cost Value				<hr/>
Net Claim				\$46,860.72
				<hr/> \$46,860.72 <hr/>

 Ed Elftmann

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 1211 West 22nd Street
 Suite 102
 Oak Brook,
 Illinois 60523

Recap by Room

Estimate: CHI-PROP-042125

Corridor 7	115.02	0.30%
Storage room 7th fl	320.48	0.84%
Area: Unit 710		
Bathroom	1,706.53	4.48%
Hallway	542.32	1.42%
Bedroom Closet	18.36	0.05%
Area Subtotal: Unit 710	2,267.21	5.95%
Area: Unit 709		
Bathroom	1,684.76	4.42%
Hallway	164.26	0.43%
Bedroom Closet	19.89	0.05%
Area Subtotal: Unit 709	1,868.91	4.90%
Corridor 6	259.58	0.68%
Storage room 6th fl	311.37	0.82%
Area: Unit 610		
Hallway	474.52	1.24%
Bathroom	1,728.31	4.53%
Area Subtotal: Unit 610	2,202.83	5.78%
Area: Unit 609		
Kitchen	217.63	0.57%
Bathroom	1,724.00	4.52%
Bedroom Closet	10.71	0.03%
Area Subtotal: Unit 609	1,951.34	5.12%
Corridor 5	115.02	0.30%
Storage room 5th fl	326.49	0.86%
Area: Unit 510		
Hallway	433.07	1.14%
Bathroom	1,844.93	4.84%
Area Subtotal: Unit 510	2,278.00	5.97%
Area: Unit 509		
Kitchen	574.93	1.51%
CHI-PROP-042125	9/9/2009	Page: 30

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Bathroom	1,767.02	4.63%
Hallway	411.28	1.08%
<hr/>		
Area Subtotal: Unit 509	2,753.23	7.22%
Storage room 4th fl	377.75	0.99%
Area: Unit 410		
Hallway	260.80	0.68%
Bathroom	1,793.94	4.70%
<hr/>		
Area Subtotal: Unit 410	2,054.74	5.39%
Area: Unit 409		
Bathroom	1,651.67	4.33%
Hallway	411.28	1.08%
Bedroom Closet	18.36	0.05%
<hr/>		
Area Subtotal: Unit 409	2,081.31	5.46%
Storage room 3rd fl	377.75	0.99%
Area: Unit 310		
Hallway	310.12	0.81%
Bathroom	1,554.65	4.08%
<hr/>		
Area Subtotal: Unit 310	1,864.77	4.89%
Area: Unit 309		
Bathroom	1,651.67	4.33%
Hallway	445.69	1.17%
Bedroom Closet	142.95	0.37%
<hr/>		
Area Subtotal: Unit 309	2,240.32	5.88%
Storage room 2nd fl	377.75	0.99%
Area: Unit 210		
Hallway	224.11	0.59%
Bathroom	1,559.50	4.09%
<hr/>		
Area Subtotal: Unit 210	1,783.61	4.68%
Area: Unit 209		
Bathroom	1,540.10	4.04%
<hr/>		
Area Subtotal: Unit 209	1,540.10	4.04%
1st floor storage	5,408.45	14.18%

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Women's Room	747.62	1.96%
Men's Room	247.39	0.65%
General	4,031.49	10.57%
<hr/>		
Subtotal of Areas	37,902.53	99.41%
Base Service Charges	226.46	0.59%
<hr/>		
Total	38,128.99	100.00%

Property of Cook County Clerk's Office

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Engle Martin & Associates, Inc.

1211 West 22nd Street
Suite 102
Oak Brook,
Illinois 60523

Recap by Category

O&P Items		Total Dollars	%
ACOUSTICAL TREATMENTS		130.93	0.28%
CABINERY		821.15	1.75%
CLEANING		713.28	1.52%
GENERAL DEMOLITION		2,185.51	4.66%
DOORS		472.56	1.01%
DRYWALL		4,928.90	10.52%
FLOOR COVERING - VINYL		4,963.02	10.59%
FINISH CARPENTRY / TRIMWORK		328.42	0.70%
FINISH HARDWARE		514.20	1.10%
LABOR ONLY		2,681.20	5.72%
LIGHT FIXTURES		356.93	0.76%
PLUMBING		3,705.96	7.91%
PAINTING		6,225.43	13.28%
TILE		9,875.04	21.07%
Subtotal		37,902.53	80.88%
Base Service Charges		226.46	0.48%
Overhead	@ 10.0%	3,812.90	8.14%
Profit	@ 10.0%	3,812.90	8.14%
O&P Items Subtotal		45,754.79	97.64%
Material Sales Tax	@ 10.250%	1,105.93	2.36%
Total		46,860.72	100.00%

UNOFFICIAL COPY**Interstate**

Invoice No. 6971

Invoice Date: 09/30/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725**Bill To:** InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025**Job:** St. Stephens Terrace Apartments
2333 West Jackson Blvd.
Chicago, IL 60612**Customer:** INTE02**Federal ID#**20-8487188**PO#** 130290**Page:** 1**Description****Job****Amount**Final invoice for construction services for the second loss due to the
supply line break in building # 34 at St. Stephen Terrace Apartments at
2334 West Van Buren Chicago, IL 60612

1010-09-6764

46,860.72

Terms: Payment due 10 days from invoice date

Thank you for your business !**Remit to:** Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137**Amount Billed:** 46,860.72**Sales Tax:** 0.00**Total:** 46,860.72

UNOFFICIAL COPY**interstate**

Invoice No. 6620

Invoice Date: 06/26/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725**Bill To:** InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025**Job:** St. Stephens Terrace Apartments
2333 West Jackson Blvd.
Chicago, IL 60612**Customer: INTE02** **Federal ID#20-8487188****Page: 1**

Description	Job	Amount
Partial invoice for construction services at St. Stephen Terrace Apartments at 2334 West Can Buren Chicago Il, 60612.	1010-09-6764	100,000.00

Terms: Payment due 10 days from invoice date

Thank you for your business !**Remit to:** Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137

Amount Billed:	100,000.00
Sales Tax:	0.00
Total:	100,000.00

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Invoice No. 6834

Invoice Date: 09/15/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725**Bill To:** InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025**Job:** St. Stephens Terrace Apartments
2333 West Jackson Blvd.
Chicago, IL 60612**Customer:** INTE02**Federal ID#**20-8487188**Page:** 1**Description****Job****Amount**Partial invoice #2 for construction services at St. Stephens Terrace
Apartments at 2334 West Van Buren Chicago IL, 60612.

1010-09-6764

30,000.00

Terms: Payment due 10 days from invoice date

Thank you for your business !**Remit to:** Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137**Amount Billed:** 30,000.00**Sales Tax:** 0.00

Total: 30,000.00

UNOFFICIAL COPY**interstate**

Invoice No. 6835

Invoice Date: 09/15/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725**Bill To:** InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025**Job:** St. Stephens Terrace Apartments
2333 West Jackson Blvd.
Chicago, IL 60612**Customer:** INTE02 **Federal ID#**20-8487188

Page: 1

Description	Job	Amount
Partial invoice # 3 for construction services at St. Stephens Terrace Apartments at 2334 West Van Buren Chicago, IL 60612.	1010-09-6764	600,000.00

Terms: Payment due 10 days from invoice date

Thank you for your business !

Remit to: Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137

Amount Billed:	600,000.00
Sales Tax:	0.00
Total:	600,000.00

Phone (817) 293-0035 Fax: (817) 293-0283

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Interstate

Invoice No. 6893

Invoice Date: 09/25/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725

Bill To: InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025

Job: St. Stephens Terrace - Rebuild
2333 West Jackson Blvd.
Chicago, IL 60612

Customer: INTE02 **Federal ID#**20-8487188

Page: 1

Description	Job	Amount
Credit invoice # 6835 and rebill.	1010-09-6764	-600,000.00
Intercoastal Contract # 130268		

Property of Cook County Clerk's Office

Terms: Payment due 10 days from invoice date

Thank you for your business !

Remit to: Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137

Amount Billed:	-600,000.00
Sales Tax:	0.00
Total:	-600,000.00

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Invoice No. 6894

Invoice Date: 09/25/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725**Bill To:** InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025**Job:** St. Stephens Terrace - Rebuild
2333 West Jackson Blvd.
Chicago, IL 60612**Customer:** INTE02**Federal ID#**20-8487188**PO#** 130268**Page:** 1**Description****Job****Amount**Final invoice #3 for construction services on building 34 at St. Stephens
Terrace Apartments at 2334 West Van Buren Chicago IL 60612.

1010-09-6764

598,668.42

Intercoastal Contract # 130268

Terms: Payment due 10 days from invoice date

Thank you for your business !**Remit to:** Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137**Amount Billed:** 598,668.42**Sales Tax:** 0.00**Total:** 598,668.42

Phone (817) 293-0035 Fax: (817) 293-0283

UNOFFICIAL COPY**Interstate**

Invoice No. 6895

Invoice Date: 09/25/2009

5700 Stratum Drive
Fort Worth, TX 76137-2725

Bill To: InterCoastal Group of Companies
Attn: Ann Syms
10390 Santa Monica Blvd.
Suite 400
Santa Monica, CA 90025

Job: St. Stephens Terrace - Rebuild
2333 West Jackson Blvd
Chicago, IL 60612

Customer: INTE02

Federal ID#20-8487188

PO# 130269

Page: 1

Description

Job

Amount

Final invoice for construction services in building 25 at St. Stephens
Terrace Apartments at 2334 West Van Buren Chicago IL 60612.

1010-09-6764

131,259.71

Intercoastal Contract # 130269

Terms: Payment due 10 days from invoice date

Thank you for your business !

Remit to: Interstate Restoration
5700 Stratum Drive
Ft. Worth, TX 76137

Amount Billed:	131,259.71
Sales Tax:	0.00
Total:	131,259.71

UNOFFICIAL COPYChange Order No. 1Date 7/28/2009

Project St. Stephens Terrace Apartments

Project No. 1010-09-6764
Owner's Work No.: 130268

Owner/Subcontractor Name Intercoastal Group

Address 2333 West Jackson Boulevard
Chicago, IL 60612

The Contract is changed as follows:

Per the attached Scopes of Work for Building #34 consisting of 6 pages, dated 07/23/09 a which both are herein incorporated into this Change Order and the Agreement.

The original Contract Sum	\$581,821.56
The net change by previously authorized Change Orders	\$0.00
The modified Contract Sum prior to this Change Order was	\$581,821.56
The modified Contract Sum will be increased by this Change Order in the amount of	\$169,072.30
New to-date Contract Sum including this Change Order will be	\$750,893.86

The Contractual Time shall be increased by 15 days

Interstate Restoration
5700 Stratum Drive
Fort Worth, Texas 76137

Intercoastal Group
2333 West Jackson Boulevard
Chicago, IL 60612

By: 

Title: Contracts Manager

Date: 07/28/09

By: 

Title: National Director of Multi-Family Housing

Date: 7-29-09

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WORK ORDER AND CONTRACT

Contract No.: 130268

May 30, 2009

The undersigned "Contractor" agrees to perform the services specified below ("Work") on the property located at: **St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612.** Contractor shall perform the Work in accordance with the terms and conditions of this Contract, including the General Provisions attached hereto. This Contract is between Contractor and the Owner of the Property ("Owner"). The individual signing this contract on behalf of Contractor hereby personally represents and warrants that he is fully authorized to do so and that his signature on behalf of Contractor is binding upon Contractor. Owner has authorized InterCoastal Property Services, LLC ("Manager") to sign this Contract on behalf of Owner and to act on behalf of Owner under this Contract. Contractor understands that InterCoastal Property Services, LLC has no liability under this Contract.

Attached are the following documents (initial if appropriate or write "none"):

- (a) N/A another form of contract; and/or
- (b) **Attachment A: Estimate: STSTEPHENS34REV5709** dated May 28, 2009 from Contractor

Such documents are made a part of this Contract and shall modify or expand this Contract, but only with respect to the Description of Work. Such documents shall not modify or expand any of the terms or conditions set forth herein, and any provisions in such documents which conflict with the terms and conditions herein shall not be binding upon the parties. All provisions herein, whether printed, typed and/or handwritten, are hereby made a part of this agreement. *Kit 10 09*

upon Contractor's written receipt of Notice
START DATE: to Proceed from Owner.. **COMPLETION DATE: 121 working days**
Contractor shall have ten (10) working days upon Contractor starting
to mobilize to the job site to start work. *work at the jobsite.*

DESCRIPTION OF WORK

Work Location: St. Stephen's Terrace Apartments, 2333 West Jackson Blvd., Chicago, IL 60612 - Building 34

Scope of Work: Repairs due to fire and water damage in the seven-story apartment building, referred to as "Building 34" at the above-referenced work location, excluding any code upgrades, limited to the scope of items in trash chute rooms and water damage, as more particularly described on Attachment A, incorporated herein. Additional work referred to in Attachment A will be by Change Order, to be labeled Attachment A-1, A-2, etc. to this Contract, signed and/or initialed by Owner and Contractor and attached hereto and made a part hereof.


Price includes all labor, taxes, material and equipment.


TOTAL PRICE: \$55,621.50

Contractor: **InterState Restoration Group, Inc.**

Owner: **St. Stephens Terrace Apartments, LLC.**

**INTERCOASTAL PROPERTY SERVICES, LLC
AUTHORIZED AGENT**

By: 
Kim Hatchett, Contracts Manager

By: 
Kevin Wiser, Chief Operating Officer

Federal ID. No.: **20-8487188**

Address: 5700 Stratum Drive
Fort Worth, TX 76137

Address: 10390 Santa Monica Blvd., Suite 400
Los Angeles, CA 90025

Telephone No.: **800.622.6433**

Telephone No.: **(310) 277-0057**

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GENERAL PROVISIONS

1. **INCIDENTAL ITEMS** - Contractor shall provide and pay for all materials, labor, utilities, tools and equipment necessary to do the Work. Contractor shall provide without extra charge all incidental items required as a part of the Work, even though not specified herein.
2. **EXTRAS** - Bill for extra work will be paid only if Owner has approved the extra work in writing before the start of the extra work.
3. **SUBCONTRACTS** - Contractor shall not subcontract any portion of the Work without prior written permission from Owner. If a subcontractor is approved, subcontractor must provide a waiver of lien release and a waiver for compensation. Subcontractor must provide guarantee and warranty for labor and materials. Subcontractor will waive any mechanics lien against Owner, the Property, employees and affiliates.
 - (a) **MATERIALS/SUPPLIES** - Before this contract becomes enforceable, material suppliers must be made known to Owner. A material supplier must provide a waiver of mechanics lien to Owner and a warranty and guarantee of materials must be supplied.
4. **TAXES** - Contractor shall pay all sales, use and other taxes applicable to the performance of this Contract, and shall reimburse Owner if the latter shall pay any such taxes.
5. **SUPPLIERS' WARRANTIES** - Contractor shall cause suppliers to issue any warranties or guaranties directly to Owner. If any supplier refuses to issue warranties or guaranties directly to Owner, Contractor hereby assigns such warranties and guaranties to Owner.
6. **LAWS AND PERMITS**
 - a) Contractor represents and warrants that the Work and any goods furnished under this Contract shall comply with all applicable laws, regulations, ordinances and rules.
 - (b) Contractor shall procure, at its expense, all necessary permits, certificates or licenses required by all applicable laws, regulations, ordinances and rules. Contractor shall supply Owner with copies of such permits, certificates and licenses at Owners request.
 - (c) Contractor shall comply with all applicable laws, regulations, ordinances and rules relating to hazardous or toxic materials, including without limitation asbestos, PCB's, and underground storage tanks. If Contractor discovers any such materials on the Property, Contractor shall promptly notify Owner and Manager, and shall take all appropriate safety precautions in performing the Work.
 - (d) Contractor shall comply with all applicable safety laws, rules and regulations and all safety requirements of Owner and Manager to prevent injuries or damage to persons or property. Contractor shall specifically comply with the provisions of the Occupational Safety and Health Act (OSHA) of 1970, as amended and the Consumers Product Safety act of 1972, as amended. Contractor shall comply with all building rules and regulations.
7. **INSURANCE**
 - (a) Contractor shall maintain commercial general liability insurance without limitation for premises-operations, including Owner-Contractor's Protective Liability, Products-Completed Operations, Contractual Liability, Personal Injury, Broad Form Property Damage and automobile liability-physical damage insurance, or the equivalent, and Worker's Compensation insurance as required by law. The liability insurance shall have a combined single limit of at least \$1,000,000.00 or the equivalent. Owner may require Contractor to obtain (at Owner's cost) builder's risk insurance in the form commonly referred to as "all-risk", including flood and earthquake.
 - (b) Any subcontractor hired by Contractor shall maintain the same type of liability insurance as Contractor with at least half the same limits, and Worker's Compensation insurance as required by law. Promptly after hiring a subcontractor, but before subcontractor begins Work, Contractor shall furnish Owner with a certificate of the subcontractor's liability insurance.

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- (c) Before Contractor shall start the Work, Contractor shall provide to Owner: (i) endorsements to the liability policies of Contractor and subcontractors naming Owner and Manager as additional insured; (ii) endorsements to such policies by which the insurance carriers agree to give Owner and Manager thirty (30) days' prior written notice of cancellation or any change in such policies; and (iii) certificates of insurance or copies of such insurance policies.
8. **CLEAN-UP** - Contractor shall comply with Owner's reasonable requirements regarding daily clean-up. Upon completion of the Work, before leaving the Property, Contractor shall remove all surplus material, containers and rubbish from the Property and shall leave the Property clean and ready for occupancy. Contractor shall repair any damage to the Property caused by the Work.
9. **INSPECTION, ACCEPTANCE, PAYMENT** - Owner shall at all times have access to the Work. All materials and workmanship shall be subject to inspection and acceptance prior to payment. Payments may be withheld by Owner when Owner reasonably believes that: (1) the materials or workmanship are defective; (2) any claim has been filed against Contractor, Owner or Manager arising out of the Work; (3) Contractor has failed to make payments properly to subcontractors; or (4) Contractor has failed to meet a deadline on which a payment is due.
10. **LIABILITIES OF PARTIES** - Except for liabilities caused solely by the intentional or grossly negligent acts or omissions of Owner, Contractor agrees to defend and indemnify Owner and Manager against any claims, damages, losses, expenses and attorney's fees arising out of this Contract or the performance of the Work by Contractor or subcontractors. Owner may, at its election, withhold any monies payable hereunder and apply the same to the payment of any charges or expenses arising under this paragraph.
11. **ARBITRATION** - At the Owner's or Contractor's written request, Owner or Contractor may demand to have any claims or disputes arising out of this Contract decided by arbitration in accordance with the rules of the American Arbitration Association in effect at the time of the demand for arbitration. A demand for arbitration shall be filed with the American Arbitration Association and delivered to the other party in such dispute. The decision in writing of the arbitrator appointed by such association shall be final and conclusive as to all parties to such dispute. Should any party fail to appear or participate in such arbitration proceedings, the arbitrator may decide on the evidence presented in such proceedings by the other party to such dispute.
12. **ATTORNEY'S FEES** - If any dispute, litigation between the parties arises out of this Contract, the losing party in such dispute, litigation or arbitration shall pay to the prevailing party all costs of such dispute, including without limitation, cost of arbitration or attorney's fees.
13. **MISCELLANEOUS** - Neither party may assign this Contract without the prior written consent of the other party. This Contract may not be modified except in writing signed by the parties. If any provision of this Contract is unenforceable, the other provisions shall remain enforceable. This Contract shall be governed by the law of the state in which the Property is located. Owner's business and/or residence address shall be written on this Contract if required by applicable law.
14. **MATERIALS AND WORKMANSHIP** - All materials shall be new. All materials and workmanship shall be of good quality and shall be subject to approval or rejection for cause by Owner. If Contractor has good reason for objecting to the use of any material or method of construction, Contractor shall bring such objection to the attention of Owner. Substitutions for specific equipment or materials must be approved by Owner in writing.
15. **LIENS** - Contractor is responsible for the payment of any person entitled to assert a lien arising out of the Work. Contractor shall keep the Property free from mechanic's liens and immediately secure the release of any stop notices filed. Contractor shall defend and indemnify Owner against claims and costs arising out of a mechanic's lien or stop notice. Contractor shall have the right to file a lien in accordance with governing law arising out of the Work it performed if Owner fails to make payment to Contractor in accordance with this Contract.
16. **FINAL PAYMENT** - Contractor shall promptly provide Owner with a list of all subcontractors, suppliers and all other persons that would be entitled to assert a lien out of the Work. Contractor shall update such list when necessary. Contractor shall certify such list and all amendments to be true and correct. Final payment shall not be due until Contractor delivers to Owner unconditional lien releases from Contractor and all persons on such list, as amended.

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17. **GUARANTY** - Final payment shall not relieve the Contractor of responsibility for faulty materials or workmanship. Contractor guarantees to repair or pay for any defects in materials and workmanship which shall appear within a period of one year from the date of completion of the Work or any longer period as provided by statute or agreement of the parties. Owner shall give notice of observed defects with reasonable promptness.
18. **COMPLETION OF WORK** - Time is of the essence in this Contract. Contractor shall complete all of the Work on or before the date agreed upon by the parties. If Contractor fails to complete all of the Work on or before such date and such failure is not caused by a natural disaster or other event beyond the control of Contractor, then Contractor shall pay to Owner, upon demand, ~~one percent (1%)~~ ^(.005%) of the Contract price per day up to and including the day on which Contractor completes all of the Work. Owner may offset such amount against any payment otherwise due Contractor. Contractor hereby acknowledges that such amount represents reasonable damages under the circumstances for failure to complete the Work on time.
*x.11
6-10-09*
19. **RISK OF LOSS** - Risk of loss of any goods or materials incorporated in the Work shall not pass from Contractor to Owner until final completion and acceptance of the Work by Owner.
20. **BOND** - Unless this requirement is waived by Owner, Contractor shall furnish a performance bond and recordable payment bond satisfactory to Owner in the amount of this Contract for protection against loss or damage arising out of this Contract, including without limitation, mechanic's liens. The sureties shall waive any rights to approve change orders. Any bonding shall be at Contractor's cost. *ICH 6-10-09*
21. **NONRECOURSE** - Notwithstanding anything to the contrary contained in this Contract or any other document or agreement entered into between Owner and Contractor in connection with the Property, it is understood and agreed that the sole remedy which Contractor may exercise in the event of a default under this Contract or any such other document or agreement shall be to enforce against the Property such lien rights as may be provided to Contractor by applicable law, and neither Owner nor Manager nor any of Owner's or Manager's partners, officers, directors or shareholders shall have any personal liability thereon.
22. **PAYMENT AS FOLLOWS:** Work will be done for an amount **Five Hundred Eighty-One Thousand, Eight Hundred Twenty-One and 00/100 Dollars (\$581,821.50)** paid as follows:
 A full and final payment amount **Five Hundred Eighty-One Thousand, Eight Hundred Twenty-One and 00/100 Dollars (\$581,821.50)** will be due and payable within thirty (30) days after the last to occur of all of the following: (a) Contractor's completion of Work, (b) satisfactory inspection by the site manager, (c) Owner's receipt of Contractor's invoice(s) for completed Work, and (d) Owner's receipt of insurance proceeds with respect to the Work.
23. **CERTIFICATION:** By entering into this Contract, Contractor certifies, under penalty of perjury, to Owner and each of its partners and affiliates, that at no time has Contractor:
- (a) provided or attempted to provide or offered to provide any kickback;
 - (b) solicited, accepted, or attempted to accept any kickback; or
 - (c) included, directly or indirectly, the amount of any kickback in the contract price charged to Owner in any contract or subcontract entered into with any Owner, including, without limitation, this Contract.

"Kickback," as used in this Paragraph, means any money, fee, commission, credit, gift, gratuity, thing of value, personal service or compensation of any kind which is provided, directly or indirectly, to Owner, or to any of Owner's employees, contractors, subcontractors, or subcontractors employees for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract. "Prime contract" means a contract or contractual action or arrangement, written or oral, including without limitation this Contract, entered into with Owner for supplies, materials, equipment, or services of any kind.

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Interstate Interstate Complete Restoration, Construction and Service

1165 East Stanford Court
 Anaheim, CA 92805-6822
 714.978.6400 Office
 714.978.6700 Fax

Client: St. Stephan's Terrace Apartments
 Property: 2333 West Jackson Blvd.
 Chicago, IL 60612

Business: (312) 733-5850

Operator Info:

Operator: HARRIGAN

Type of Estimate: Fire

Date Entered: 2/27/2009

Date Assigned:

Estimate: STSTEPHENS34-REV5709

NOTE: This is an estimate for repairs due to fire and water damage caused by fire in a seven story apartment building, which is being referred to as building #34, apartment buildings. The fire was in the trash chutes area of both buildings and most of the damage caused was related to water from the fire department as well as the sprinkler systems in the halls. This estimate does not include any code upgrades and is very limited to the scope items in the trash chute rooms. Interstate is waiting on estimate and recommendation for the chute itself. This estimate is to put the building back to pre loss condition, the scope of repairs is based off the job walks with adjuster.

Exclusions: Gas heaters in units have several parts missing due to maintenance issues and needs to be addressed before Interstate starts any work. Interstate will not accept any responsibility for contents or conditions of contents left in any of the units. Many of the toilets and faucets are leaking from prior damage or lack of maintenance, Interstate will be responsible for only items we touch and or replace. Many of the bi fold doors are in poor shape and not functioning properly, some are even missing. Interstate will be reattaching bi fold doors and putting in new track on floors that were removed.

ATTACHMENT A
 TO
 CONTRACT 130268

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STSTEPHENS34REV5709

7th Floor

Corridor 7

Ceiling Height: 8'

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	151.50 LF
Batt insulation - 4" - R13	32.00 SF
Drywall replacement per LF - up to 2' tall	8.00 LF
(Install) Baseboard - 4 1/4"	26.50 LF
Paint baseboard, oversized - one coat	151.50 LF
Seal/prime the surface area - one coat	40.00 SF
Paint the walls and ceiling - one coat	1,569.78 SF
Paint door slab only - 2 coats (per side)	10.00 EA
Paint door window trim & jamb - 2 coats (per side)	10.00 EA
Suspended ceiling tile - 2' x 2'	16.00 SF
Clean floor - Heavy -includes anti bacteria	357.78 SF

Corridor 07

Ceiling Height: 8'

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Suspended ceiling tile - 2' x 2'	327.78 SF
Batt insulation - 4" - R13	74.00 SF
Drywall replacement per LF - up to 2' tall	37.00 LF
Seal/prime the surface area - one coat	111.00 SF
Paint the walls - one coat	1,145.33 SF
Baseboard - 4 1/4"	37.00 LF
Paint baseboard, oversized - one coat	143.17 LF
Paint door slab only - 2 coats (per side) - 5 inside with no other work in units	7.00 EA
Paint door/window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing

Ceiling Height: 8'

Subroom 2: Stair1

Ceiling Height: 12' 6"

Subroom 1: Stair2

Ceiling Height: 12' 6"

DESCRIPTION	QNTY
Clean the walls and ceiling	357.08 SF
Clean handrail	17.00 LF
Clean light fixture	1.00 EA
Clean window unit (per side) 21 - 40 SF	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

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Landing 1

Ceiling Height: 8'

DESCRIPTION

QNTY

Clean the walls and ceiling	215.67 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA
Clean light fixture	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF

Landing 2

Ceiling Height: 8'

DESCRIPTION

QNTY

Paint the walls and ceiling - one coat	215.67 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean light fixture	1.00 EA

Landing 4

Ceiling Height: 8'

Subroom 2: Stair1

Ceiling Height: 12' 6"

Subroom 1: Stair2

Ceiling Height: 12' 6"

DESCRIPTION

QNTY

Paint the walls and ceiling - one coat	357.08 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Mechanical

Ceiling Height: 8'

DESCRIPTION

QNTY

Mask wall - plastic, paper, tape (per LF)	34.00 LF
Drywall replacement per LF - up to 2' tall	16.00 LF
Seal prime the surface area - one coat	88.00 SF
Paint the walls and ceiling - one coat	335.25 SF
Cove base molding - rubber or vinyl, 4" high	8.00 LF
Clean floor - Heavy -includes anti bacteria	63.25 SF

Trash

Ceiling Height: 8'

DESCRIPTION

QNTY

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CONTINUED - Trash

DESCRIPTION	QNTY
Metal studding, 3 5/8" wide, 24" OC	109.33 SF
Batt insulation - 4" - R13	109.33 SF
5/8" drywall - hung, taped, floated, ready for paint	109.33 SF
Seal/prime the walls and ceiling - one coat	120.78 SF
Paint the walls and ceiling - one coat	120.78 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Vinyl tile - glue down	11.44 SF
Cove base molding - rubber or vinyl, 4" high	13.67 LF

Trash Chute**Ceiling Height: 8'**

DESCRIPTION	QNTY
Batt insulation - 4" - R13	68.80 SF
5/8" drywall - hung, taped, floated, ready for paint	90.67 SF
Trash Chute Fabrication - [Open Item]	1.00 EA

6th Floor**Corridor 6****Ceiling Height: 8'**

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	151.50 LF
Batt insulation - 4" - R13	140.00 SF
Drywall replacement per LF - up to 2' tall	70.00 LF
Baseboard - 4 1/4"	70.00 LF
Seal/prime the surface area - one coat	210.00 SF
Paint the walls - one coat	1,212.00 SF
Paint baseboard, oversized - one coat	151.50 LF
Paint door slab only - 2 coats (per side) - 5 inside with no other work in units	10.00 EA
Paint door/window trim & jamb - 2 coats (per side)	10.00 EA
Clean floor - Heavy -includes anti bacteria	357.78 SF

Corridor 06**Ceiling Height: 8'**

DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	572.67 SF

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CONTINUED - Corridor 06

DESCRIPTION	QNTY
Drywall replacement per LF - up to 2' tall	286.33 LF
Baseboard - 4 1/4"	143.17 LF
Paint baseboard, oversized - one coat	143.17 LF
Seal/prime the walls - one coat	1,145.33 SF
Paint the walls - one coat	1,145.33 SF
Paint door slab only - 2 coats (per side)	7.00 EA
Paint door/window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing **Ceiling Height: 8'**
Subroom 2: Stair1 **Ceiling Height: 12' 6"**
Subroom 1: Stair2 **Ceiling Height: 12' 6"**

DESCRIPTION	QNTY
Clean the walls and ceiling	357.08 SF
Clean handrail	17.00 LF
Clean light fixture	1.00 EA
Clean window unit (per side) 21 - 40 SF	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Landing 1 **Ceiling Height: 8'**

DESCRIPTION	QNTY
Clean the walls and ceiling	215.67 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA
Clean light fixture	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF

Landing 2 **Ceiling Height: 8'**

DESCRIPTION	QNTY
Paint the walls and ceiling - one coat	215.67 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean light fixture	1.00 EA

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Landing 4

Subroom 2: Stair1

Subroom 1: Stair2

Ceiling Height: 8'

Ceiling Height: 12' 6"

Ceiling Height: 12' 6"

DESCRIPTION**QNTY**

Paint the walls and ceiling - one coat	357.08 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Trash

Ceiling Height: 8'

DESCRIPTION**QNTY**

Metal studding, 3 5/8" wide, 24" OC	109.33 SF
Batt insulation - 4" - R13	109.33 SF
5/8" drywall - hung, taped, floated, ready for paint	109.33 SF
Seal/prime the walls and ceiling - one coat	120.78 SF
Paint the walls and ceiling - one coat	120.78 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Vinyl tile - glue down	11.44 SF
Cove base molding - rubber or vinyl, 4" high	13.67 LF
R&R Wood door - birch face, fire rated (mineral fiber core)	1.00 EA
R&R Door closer - Commercial grade	1.00 EA
R&R Door hinge, 4" ball bearing (set of 3)	1.00 EA
R&R Door lockset & deadbolt - exterior	1.00 EA

Trash Chute

Ceiling Height: 8'

DESCRIPTION**QNTY**

Batt insulation - 4" - R13	32.00 SF
5/8" drywall - hung, taped, floated, ready for paint	90.67 SF
Trash Chute Fabrication - [Open Item]	1.00 EA

5th Floor**Corridor 5**

Ceiling Height: 8'

DESCRIPTION**QNTY**

Mask wall - plastic, paper, tape (per LF)	151.50 LF
Batt insulation - 4" - R13	188.00 SF
Drywall replacement per LF - up to 2' tall	70.00 LF
Baseboard - 4 1/4"	42.00 LF
Paint baseboard, oversized - one coat	151.50 LF

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CONTINUED - Corridor 5

DESCRIPTION	QNTY
Seal/prime the surface area - one coat	210.00 SF
Paint the walls - one coat	1,212.00 SF
Paint door slab only - 2 coats (per side) -	10.00 EA
Paint door/window trim & jamb - 2 coats (per side)	10.00 EA
Clean floor - Heavy -includes anti bacteria	357.78 SF

Corridor 05	Ceiling Height: 8'
DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	1,145.33 SF
5/8" drywall - hung, taped, floated, ready for paint	1,145.33 SF
Baseboard - 4 1/4"	143.17 LF
Paint baseboard, oversized - one coat	143.17 LF
Seal/prime the walls - one coat	1,145.33 SF
Paint the walls and ceiling - one coat	1,473.11 SF
Paint door slab only - 2 coats (per side) -	7.00 EA
Paint door/window trim & jamb - 2 coats (per side)	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing	Ceiling Height: 8'
Subroom 2: Stair1	Ceiling Height: 12' 6"
Subroom 1: Stair2	Ceiling Height: 12' 6"
DESCRIPTION	QNTY
Clean the walls and ceiling	357.08 SF
Clean handrail	17.00 LF
Clean light fixture	1.00 EA
Clean window unit (per side) 21 - 40 SF	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Landing 1	Ceiling Height: 8'
DESCRIPTION	QNTY
Clean the walls and ceiling	215.67 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA

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CONTINUED - Landing 1

DESCRIPTION	QNTY
Clean light fixture	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF

Landing 2	Ceiling Height: 8'
DESCRIPTION	QNTY
Paint the walls and ceiling - one coat	215.67 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean light fixture	1.00 EA

Landing 4	Ceiling Height: 8'
Subroom 2: Stair1	Ceiling Height: 12' 6"
Subroom 1: Stair2	Ceiling Height: 12' 6"
DESCRIPTION	QNTY
Paint the walls and ceiling - one coat	357.08 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Trash	Ceiling Height: 8'
DESCRIPTION	QNTY
Metal studding, 3 5/8" wide, 24" OC	109.33 SF
Batt insulation - 4" - R13	109.33 SF
5/8" drywall - hung, taped, floated, ready for paint	109.33 SF
Seal/prime the walls and ceiling - one coat	120.78 SF
Paint the walls and ceiling - one coat	120.78 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Vinyl tile - glue down	11.44 SF
Cove base molding - rubber or vinyl, 4" high	13.67 LF

Trash Chute
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Ceiling Height: 8'
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DESCRIPTION	QNTY
Batt insulation - 4" - R13	68.80 SF
5/8" drywall - hung, taped, floated, ready for paint	90.67 SF
Trash Chute Fabrication - [Open Item]	1.00 EA

4th Floor

Corridor 4	Ceiling Height: 8'
DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	151.50 LF
Batt insulation - 4" - R13	312.00 SF
Drywall replacement per LF - up to 2' tall	96.00 LF
Baseboard - 4 1/4"	70.00 LF
Paint baseboard, oversized - one coat	151.50 LF
Seal/prime the surface area - one coat	560.00 SF
Paint the walls and ceiling - one coat	1,569.78 SF
Paint door slab only - 2 coats (per side) -	10.00 EA
Paint door/window trim & jamb - 2 coats (per side)	10.00 EA
Clean floor - Heavy -includes anti bacteria	357.78 SF

Corridor 04	Ceiling Height: 8'
DESCRIPTION	QNTY
Mask wall - plastic, paper, tape (per LF)	143.17 LF
Batt insulation - 4" - R13	1,145.33 SF
5/8" drywall - hung, taped, floated, ready for paint	1,145.33 SF
Baseboard - 4 1/4"	143.17 LF
Paint baseboard, oversized - one coat	143.17 LF
Seal/prime the walls - one coat	1,145.33 SF
Paint the walls and ceiling - one coat	1,473.11 SF
Paint door/window trim & jamb - 2 coats (per side)	7.00 EA
Paint door slab only - 2 coats (per side) -	7.00 EA
Clean floor - Heavy -includes anti bacteria	327.78 SF

Landing	Ceiling Height: 8'
Subroom 2: Stair1	Ceiling Height: 12' 6"
Subroom 1: Stair2	Ceiling Height: 12' 6"
DESCRIPTION	QNTY
Clean the walls and ceiling	357.08 SF
Clean handrail	17.00 LF

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CONTINUED - Landing

DESCRIPTION	QNTY
Clean light fixture	1.00 EA
Clean window unit (per side) 21 - 40 SF	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Landing 1	Ceiling Height: 8'
DESCRIPTION	QNTY
Clean the walls and ceiling	215.67 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Paint door slab only - 2 coats (per side)	1.00 EA
Clean light fixture	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF

Landing 2	Ceiling Height: 8'
DESCRIPTION	QNTY
Paint the walls and ceiling - one coat	215.67 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	38.08 SF
Clean light fixture	1.00 EA

Landing 4	Ceiling Height: 8'
Subroom 2: Stair1	Ceiling Height: 12' 6"
Subroom 1: Stair2	Ceiling Height: 12' 6"
DESCRIPTION	QNTY
Paint the walls and ceiling - one coat	357.08 SF
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Clean floor - Heavy -includes anti bacteria	86.66 SF

Trash	Ceiling Height: 8'
DESCRIPTION	QNTY
5/8" drywall - hung, taped, floated, ready for paint	20.00 SF

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CONTINUED - Trash

DESCRIPTION	QNTY
Seal/prime the walls and ceiling - one coat	120.78 SF
Paint the walls and ceiling - one coat	120.78 SF
Paint door slab only - 2 coats (per side)	1.00 EA
Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
Vinyl tile - glue down	11.44 SF
Cove base molding - rubber or vinyl 4" high	13.67 LF

DESCRIPTION	QNTY	Ceiling Height: 8'
Trash Chute Fabrication - [Open Item]	1.00 EA	

3rd Floor

DESCRIPTION	QNTY	Ceiling Height: 8'
Mask wall - plastic, paper, tape (per LF)	151.50 LF	
Batt insulation - 4" - R13	303.00 SF	
Drywall replacement per LF - up to 2' tall	151.50 LF	
Baseboard - 4 1/4"	151.50 LF	
Paint baseboard, oversized - one coat	151.50 LF	
Seal/prime the walls - one coat	1,212.00 SF	
Paint the walls - one coat	1,212.00 SF	
Paint door slab only - 2 coats (per side)	10.00 EA	
Paint door/window trim & jamb - 2 coats (per side)	10.00 EA	
Clean floor - Heavy -includes anti bacteria	157.78 SF	

DESCRIPTION	QNTY	Ceiling Height: 8'
Mask wall - plastic, paper, tape (per LF)	143.17 LF	
Batt insulation - 4" - R13	1,145.33 SF	
5/8" drywall - hung, taped, floated, ready for paint	1,145.33 SF	
Baseboard - 4 1/4"	143.17 LF	
Paint baseboard, oversized - one coat	143.17 LF	
Seal/prime the walls - one coat	1,145.33 SF	
Paint the walls and ceiling - one coat	1,473.11 SF	