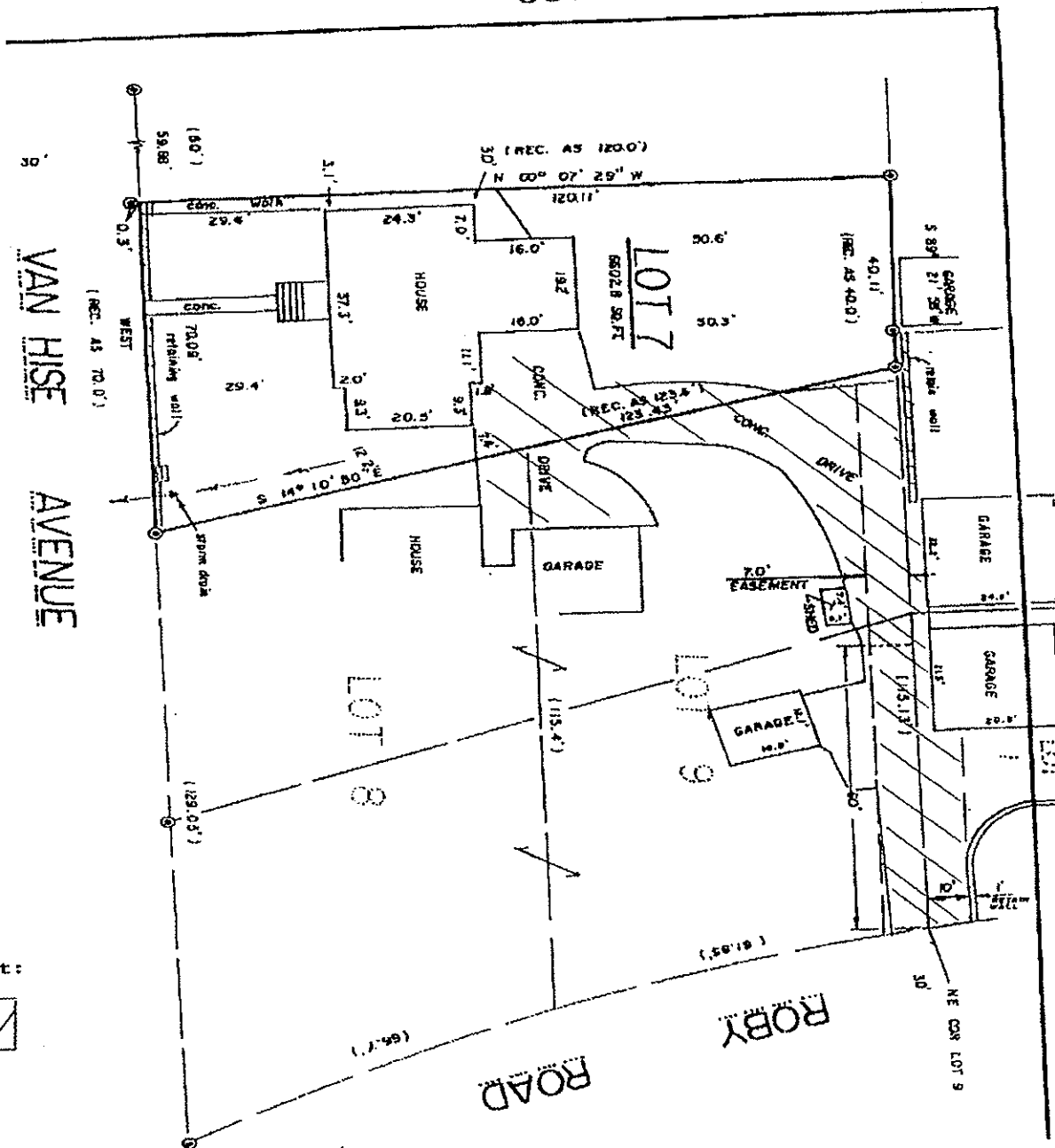
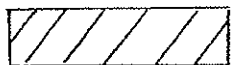




DANE COUNTY
REGISTER OF DEEDS

Doc No 2876815

0000843

1997-08-05 01:30 PM
Trans. Fee 0.00
Rec. Fee 20.00
Pages 6

JOINT DRIVEWAY AGREEMENT

This Agreement made as of this 30th day of July, 1997, by and between **Jonathan P. Ela and Stephen W. Ela**, as Co-Personal Representatives of the Estate of Janet S. Ela (hereafter the "Ela Estate"), **G. B. and E. Frattura-Kampschroer** (hereafter the "Frattura-Kampschroers"), **Daniel J. and V. Margaret McCarty** (hereafter the "McCartys"), and **Firstar Bank Wisconsin**, as Personal Representative of the Estate of **Laura A. Munson** (hereafter the "Munson Estate").

WHEREAS, the Ela Estate is the owner of the following described real estate at 2010 Van Hise Avenue, Madison, Wisconsin (hereafter the "2010 Van Hise parcel"):

Lot Seven (7) of Block Seventeen (17), University Heights, City of Madison, Dane County, Wisconsin, according to the recorded plat thereof; and

WHEREAS, the Frattura-Kampschroers, are the owners of the following described real estate at 2006 Van Hise Avenue, Madison, Wisconsin (hereafter the "2006 Van Hise parcel"):

Lot Eight (8) and Lot Nine (9) of Block Seventeen (17), University Heights, City of Madison, Dane County, Wisconsin, according to the recorded plat thereof except that part lying East of a line measured 69.5 feet West from the Southeast corner of Lot 8 and 60.0 feet West of the Northeast corner of Lot 9; and

WHEREAS, the McCartys are the owners of the following described real estate at 112 N. Roby Road, Madison, Wisconsin (hereafter the "112 N. Roby parcel"):

Lot One (1) of Block Seventeen (17), University Heights, City of Madison, Dane County, Wisconsin, according to the recorded plat thereof; and

WHEREAS, the Munson Estate is the owner of the following described real estate at 102 N. Roby Road, Madison, Wisconsin (hereafter the "102 N. Roby parcel"):

Part of Lots Eight (8) and Nine (9), Block Seventeen (17), University Heights, in the City of Madison, described as follows: Beginning at the Southeast corner of

Return to: *Lawrence Blank*
2010 Van Hise
Madison, WI 53705

60-0709-222-2708-2

60-0709-222-2707-0

60-0709-222-2701-6

60-0709-222-2702-4

Parcel Identification Numbers

6/20

said Lot 8; thence Northwesterly along the Easterly lines of said Lots 8 and 9 to the Northeast corner of said Lot 9; thence Westerly 60 feet along the North line of said Lot 9; thence Southeasterly to a point on the South line of said Lot 8, 69.5 feet from the place of beginning; thence Easterly 69.5 feet to the place of beginning; subject to a right of way over the Northerly 7 feet thereof for the use of the owners of Lots 7, 8, and 9, of said Block 17; and

WHEREAS, each of the above-described parcels has the benefit of the use of a driveway as depicted on the survey attached hereto as Exhibit A (hereafter the "Driveway Easement"); and

WHEREAS, the parties wish to set forth their agreement with respect to such Driveway Easement and create easement rights in the form hereinafter provided.

THEREFORE, in consideration of the foregoing, the mutual and reciprocal covenants hereafter set forth, and other valuable consideration, the parties hereto agree as follows:

1. The McCartys hereby grant to the Ela Estate, the Frattura-Kampschroers, and the Munson Estate an easement and right-of-way over and across that part of the 112 N. Roby parcel lying within the Driveway Easement.

2. The Munson Estate hereby grants to the Ela Estate, the Frattura-Kampschroers, and the McCartys an easement and right-of-way over and across that part of the 102 N. Roby parcel lying within the Driveway Easement.

3. The Frattura-Kampschroers grant to the Ela Estate, the McCartys, and the Munson Estate an easement and right-of-way over and across that part of the 2006 Van Hise parcel lying within the Driveway Easement.

4. The Ela Estate hereby grants to the Frattura-Kampschroers, the McCartys, and the Munson Estate an easement and right-of-way over and across that part of the 2010 Van Hise parcel lying within the Driveway Easement.

5. The Driveway Easement and right-of-way created herein shall be for the purposes of ingress and egress, including vehicular traffic, from and between Roby Road and the above-described parcels. This Driveway Easement and right-of-way shall run in favor of the parties and their tenants, and all invitees, licensees, guests and permittees of the parties and their tenants.

6. The parties shall not use the Driveway Easement for any purpose inconsistent with the purposes specified herein. No party shall permit the Driveway Easement to be obstructed by parked vehicles, the placement of snow or dirt thereon, or otherwise. No party shall permit any tenant, invitee, licensee, guest or permittee of such party to make such improper use of the Driveway Easement. It is the intention of the parties that the Driveway Easement shall at all times be open for driveway purposes serving the above-described parcels.

7. The cost of routine repairs and maintenance, including snow removal, to the surface of the Driveway Easement shall, except as otherwise provided in paragraph 10 below, be shared as follows: forty percent (40%) by the owners of the 2010 Van Hise parcel, forty percent (40%) by the owners of the 2006 Van Hise parcel, ten percent (10%) by the owners of the 102 N. Roby parcel, and 10 percent (10%) by the owners of the 112 N. Roby parcel.

8. The parties hereto shall appoint on or about July 1 of each year one of the owners of the above-described parcels to act as agent for the parties to arrange for day-to-day maintenance of the Driveway Easement, including snow removal. Each party agrees to reimburse said agent as soon as reasonably possible for the party's proportionate share of such costs according to paragraph 7 above upon written notice of the amount thereof.

9. In the event repairs of a permanent nature are needed, such as the replacement of the surface of the Driveway Easement in whole or in part or other major repair thereof, and the parties cannot unanimously agree that the repair should be made, the repair shall be made if approved by at least a two-thirds (2/3rds) vote of the parties responsible for the payment thereof, each of the parcels being entitled to one (1) vote regardless of the number of owners of the parcel. The parties hereby authorize one of the owners requesting such approved repairs to contract for the performance of the work, and each party, except as provided below, agrees to reimburse the contracting party as soon as reasonably possible for the party's share of such costs as follows: forty percent (40%) by the owners of the 2010 Van Hise parcel, forty percent (40%) by the owners of the 2006 Van Hise parcel, and twenty percent (20%) by the owners of the 102 N. Roby parcel.

10. Any party who undertakes to maintain or repair the Driveway Easement shall be compensated only for any reasonable out-of-pocket expenses, which will be shared among the parties as provided in paragraph 7, paragraph 9, or paragraph 11, as applicable. No party shall be compensated for their time or labor involved in repair or maintenance of the Driveway Easement.

11. If any damage is done to the Driveway Easement by reason of the act or failure to act of a party, or the party's guests or permissive users, the damage shall be repaired at the expense of the party responsible for the damage.

12. Nothing contained herein shall be deemed or construed to constitute a gift or dedication of any portion of the real estate described herein to the general public, or for the benefit of the general public. The use is limited to and for the purposes stated herein.

13. The easement and right-of-way created herein shall be appurtenant to the above-described parcels, and this Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors in interest.

14. This Driveway Easement is intended to be perpetual, and it shall be in effect until it is terminated by unanimous agreement of the parties hereto, or their successors.

0000846

IN WITNESS WHEREOF, the parties have signed this Agreement as of the day and year first above written.



Jonathan P. Ela, Co-Personal Representative of the Estate
of Janet S. Ela



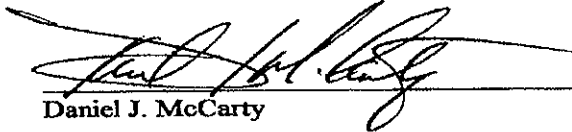
Stephen W. Ela, Co-Personal Representative of the Estate
of Janet S. Ela



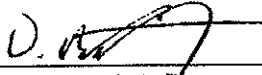
G. B. Frattura-Kampschroer



E. Frattura-Kampschroer

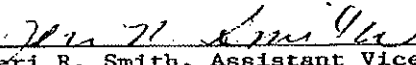


Daniel J. McCarty

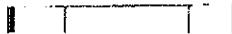


V. Margaret McCarty

FIRSTAR BANK WISCONSIN, as Personal
Representative of the Estate of Laura A. Munson

By: 

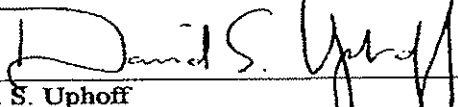
Jeri R. Smith, Assistant Vice President



ATHENTICATION

0000847

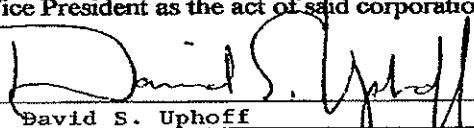
Signatures of Jonathan P. Ela, Stephen W. Ela,
G. B. Frattura-Kampschroer, E. Frattura-Kampschroer,
Daniel J. McCarty, and V. Margaret McCarty
authenticated this 31st day of July, 1997.



David S. Uphoff
TITLE: MEMBER STATE BAR OF WISCONSIN

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 31st day of July, 1997, the above named Jeri R. Smith of
Firstar Bank Wisconsin, to me known to be such Assistant Vice President and acknowledged that she
executed the foregoing instrument as such Assistant Vice President as the act of said corporation, by its
authority.



David S. Uphoff
Notary Public, Dane County, Wisconsin.
My commission: is permanent

This instrument was drafted by Attorney David S. Uphoff.

clajan\1drivewaycase0697.doc

#404863a

This Indenture made this 16th day of September in the year One Thousand Nine Hundred Twenty-one, by and between Charles S. Sheldon and Emma H. Sheldon his wife of Madison, Wisconsin, parties of the first part and Henry R. Trumbower of the same place party of the second part, Witnesseth:

That said parties of the first part for and consideration of the sum of One (\$1.00) Dollar in hand to them paid the receipt whereof is hereby acknowledged have granted, bargained, and sold and by these presents do grant, bargain and sell unto the said party of the second part his heirs and assigns the free and uninterrupted use, liberty and privilege of passage over the North (N) seven (7 ft.) feet of West (W $\frac{1}{2}$) one-half of Lot Nine (9) in Block seventeen (17) University Heights in the City of Madison, Dane County, Wisconsin.

To Have And To Hold the previous aforesaid to him the said party of the second part his heirs and assigns to his and their proper use in common with parties of the first part their heirs and assigns.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

In the presence of "

Charles S. Sheldon (Seal)

Henry T. Sheldon

Emma H. Sheldon (Seal)

Irma M. Hunter

State of Wisconsin)

ss.

Dane County)

Personally came before me, this 16 day of September, A.D. 1921, the above named Charles S. Sheldon and Emma H. Sheldon, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

(Notarial Seal)

Henry T. Sheldon

Notary Public, Dane County, Wisconsin.

My Commission expires Sept 13, A.D. 1925 .

Recorded Sept 27, A.D. 1921 at 2:25 P.M.

This Indenture, Made by Edward R. Jones & Jane Walker Jones

grantor of Dane County, Wisconsin, hereby convey and warrant to

Henry R. Trumbower & Charles S. Sheldon

grantee of Dane County, Wisconsin, for

the sum of Two hundred Dollars (\$200)

the following tract of land in Dane County, State of Wisconsin;

The right to use forever as a driveway to serve Lot seven (7), eight (8), and nine (9) and the other lots in Block Seventeen (17) University Heights, City of Madison, Dane County, Wisconsin a strip of land seven feet (7) wide and sixty (60) feet long measuring west from the Northeast corner of said Lot nine (9).

In Witness Whereof, the said grantor s have hereunto set their hands and seal s this 15th day of September A. D., 1921.

SIGNED AND SEALED IN PRESENCE OF

Earl J. Cooper

Vivian S. Elver

Edward R. Jones (SEAL)

Jane Walker Jones (SEAL)

(SEAL)

(SEAL)

State of Wisconsin,

Dane County, } ss.

Personally came before me, this 15th day of September, A. D., 1921, the above named Edward R. Jones & Jane Walker Jones

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notarial Seal

Monica Kersten

Notary Public Dane County, Wis.

My Commission expires Sept. 6 A. D., 1925

Recorded Sept 27 A. D. 1921 at 2:25 o'clock P.M.



1117 D Jonathon Drive | Madison, WI 53713
phone: (608) 252-8406 | fax: (608) 252-8407
www.christensenconstruction.net

February 22, 2010

Dear Mike and Kellie,

Thank you for the opportunity to bid on your third floor bathroom remodel. Included are the updated proposal and copies of the subcontractor proposals and a simple sketch of the proposed book shelf.

As you have a chance to review the documents, you'll note that there is still uncertainty in electric, plumbing, and flooring costs. That is because the final cost for these items is dependent on Owner selections. For the rest of the items, the price is solid for the described work.

If you would like to proceed with the project, I would need a signed proposal (you keep one, I get one). The first payment would not be due until the commencement of work.

If you have questions or need more information, please feel free to contact me and we can work together to meet your goals. I look forward to hearing from you in the future.

Sincerely,

Matthew S. Christensen



1117 D Jonathon Drive | Madison, WI 53713
phone: (608) 252-8406 | fax: (608) 252-8407
www.christensenconstruction.net

PREPARED FOR:	PROPOSAL
Mike Witmore & Kellie Robertson 2010 Van Hise Avenue Madison, WI, 53726	DATE 3/22/2010 JOB NAME 3rd Floor Bath #2

PROPOSAL

AMOUNT

We propose to provide materials and labor to perform the following third floor bathroom remodel at 2010 Van Hise Avenue in Madison, Wisconsin based on discussions between Owners and Contractor, Subcontractor visit, and past experiences.

GENERAL CONDITIONS

\$2,180

Provide dust protection and current clean up
Provide (1)-20 yard dumpster for duration of the project
The dumpster will be placed in the street, includes a (2) month street occupancy permit
All the materials will be carried by hand to the third floor through the house
An allowance of \$220 is included to create the plans needed to acquire building permit
Provide building permit
Provide project management required
We have budgeted for (8) 45 minute progress meetings between Owner and Project Manager to maintain the flow of information

DEMOLITION

\$896

Carefully remove the base and picture mould trim for salvage and reuse
Carefully cut existing carpet so that bathroom tile can be put in and the existing carpet can be cut and retucked up to the new flooring and new bathroom wall.
We plan to leave the existing plaster in tact except on the wall common to the stair way.
This wall we will demolish down to the studs to allow for mechanical access
We will remove the existing subfloor down to the joists in the new bathroom area for mechanical access
Careful demolition of (1) knee wall to allow for remote fan and venting through side wall
We do not anticipate needing to open up any first or second floor walls because the mechanicals will use the available laundry chute space to get to the basement

FRAMING

\$992

We will frame approximately 9' of interior wall. Walls to be 2" x 4" at 16" OC
Provide and install new 3/4" OSB sheathing on the floor of the new bathroom. This will be glued with construction adhesive and screwed to the floor joists.
Alter framing in the knee wall for removable built in book case. This will be the mechanical access for the remote fan
There may be some structural framing needed to allow for the plumbing waste for the toilet.
We have included an allowance of \$200 for this work.

PLUMBING**\$7,055**

Plumbing subcontracted to Benjamin Plumbing, Inc. See attached proposal for details

$\$5,969.91 + 15\% = \$6,865$

If you haven't already, you will need to visit the Benjamin Plumbing showplace to make selections.

Please see Dale Benjamin and tell him you are working with us. His # 271-7071.

Includes flashing the new plumbing penetration through the roof-

\$135

Includes lead carpenter supervision of this trade

\$55

Total Plumbing Cost: \$7,055

HVAC**\$1,205**

HVAC will be subcontracted to Wöhlrs HVAC. See attached proposal for details.

$\$1,000 + 15\% = \$1,150$

The bath vent will be vented through the side of the building and not the roof

Includes (1) supply in new bathroom and (1) supply in existing bedroom-office

Includes lead carpenter supervision of this trade

\$55

Total HVAC Cost: \$1,205

ELECTRICAL**\$1,148**

Electric will be subcontracted to Selectric, Inc. See attached proposal for details.

$\$950 + 15\% = \$1,093$

Includes lead carpenter supervision of this trade

\$55

Note: there are two options to consider

Total Electric Cost: \$1,148

INSULATION**\$68**

While the floor is opened up, add craft backed fiberglass insulation at the rim joist to help keep the bathroom floor warmer. Staple craft to seal spaces.

DRYWALL**\$528**

Provide, hang, tape, finish smooth 1/2" drywall. Texture one coat to closely match the existing surfaces

Specifically, this is for the stairway wall and both sides of the new 2" x 4" wall

We would also take care of whatever small imperfections that need to be addressed inside the new bathroom

PAINTING**\$945**

Provide materials and labor to perform the following interior painting:

Ceiling and walls in new bathroom: **\$243**

Ceiling and walls in modified bedroom: **\$324**

Trim in new bathroom: **\$162**

Trim in modified bedroom: **\$216**

Total Painting Cost: \$945

CASEWORK**\$1,320**

This price will be dependent on the selections you make. We recommend Chuck at Kitchen Ideas Center, # 577-7346

These costs are based on similar past projects and are generically for a 3' wide sink base cabinet with a cultured marble countertop and molded sink.

INTERIOR DOORS AND TRIM**\$3,038**

Provide and install one new interior 2'8" x 6'8" door, we will have to pick which existing house style to copy. This door will have a hefty lead time, 4-8 weeks?

\$1,877

Copy the existing trim details so that the room looks like it has always been there.

All trim will be made from MDO engineered interior trim and will be paint grade

We will use the salvaged trim on the bedroom side of the new wall

We will use the new trim on the interior of the new bathroom

Please see the attached sketch for the proposed built in that will serve as the removable access panel for the remote bath fan. This is the cost to build the unit as drawn:

\$1,161

Includes build, install, prime, prep, (2) coats of latex interior paint

Total Interior Doors and Trim Cost: \$3,038**HARDWARE****\$220**

Hardware installation is performed on a time and materials basis, this proposal includes an allowance of \$220 to install the following hardware which is provided by the Owner:

Following is a list of Hardware provided by Owner:

(1) toilet paper holder

(1) hand towel ring

(1) robe hook

(2) towel rods

(1) privacy door knob

(1) door bumper

(5) cabinet handles/pulls

(1) vanity mirror

FLOORING**\$4,306**

Flooring is subcontracted to Nonn's Flooring, Inc. See attached proposal for details.

\$3,601.10 + 15% = \$4,141

Includes lead carpenter supervision for this trade

\$55

Retuck carpet at the doorway and along new wall

\$110**Total Flooring Cost: \$4,306**

Final prices are determined by tile selections, benches, niches, and final measurements.

Please see Holly at Nonn's Flooring, Inc. to finalize selections. Her number is: 358-3505

Note: there is an option for electric floor heat included in the flooring but if you choose that option, there will be an additional electrical cost too. Most likely about \$200.

TIME AND MATERIAL RATES DISCLOSURE

In the event that items outside the scope of work are encountered and it is judged prudent by the Owner and the Contractor to work on a time and materials basis, the below rates apply. Only after written permission will work be performed on a time and materials basis.

Labor: \$65 per hour for Super, \$55 per hour for Carpenter, \$40 per hour for Laborer. Add 15% on material

This proposal may be withdrawn if not accepted within 30 days		TOTAL:	\$23,901
PAYMENT SCHEDULE: \$8,000 UPON COMMENCEMENT OF WORK, \$8,000 (30) DAYS AFTER FIRST PAYMENT, REMAINDER PLUS OR MINUS CHANGES UPON COMPLETION OF WORK			
ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are hereby accepted. Christensen Construction, Inc. is authorized to do the work as specified. Payment will be made as outlined above.			
LIEN RIGHTS: As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Builder agrees to cooperate with the owner and his or her lender, if any, to see that all potential lien claimants are duly paid. THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED. CHRISTENSEN CONSTRUCTION, INC. IS AUTHORIZED TO DO THE WORK AS SPECIFIED.			
AUTHORIZED SIGNATURE / DATE:		<i>Matthew S. Christensen</i> 2-22-2016	
CLIENTS SIGNATURE / DATE:			
CLIENTS SIGNATURE / DATE:			

Proposal

Page No. 1 of 3 Pages

28187

BENJAMIN PLUMBING, INC.

5396 King James Way
Madison, Wisconsin 53719
(608) 271-7071 • FAX: 271-6622
MP-225563

PROPOSAL SUBMITTED TO Christensen Construction		PHONE 608/252-8406	DATE 01/31/10
STREET 1117 D Jonathan Dr.		JOB NAME Kellie Robertson & Michael Witmore	
CITY, STATE and ZIP CODE Madison, WI 53713		JOB LOCATION 2010 Van Hise Ave.	
ATTENTION Bid # 1	DATE OF PLANS No Plan	Madison, Wi. 53726	JOB PHONE 467-2431

We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:
FIVE THOUSAND NINE HUNDRED SIXTY NINE AND 91/100 dollars (\$ 5969.91).

As required by the Wisconsin Construction Lien Law, bidder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned bidder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Bidder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be 30 days.
Withdrawn by us if not accepted within _____ days.

We hereby submit specifications and estimates for:

1 SHOWER-BATH

THIRD FLOOR SHOWER BATH

1 CONNECT-TO

1. Connect to the 4" cast iron soil stack in the basement under the steps. Pipe along the wall, turn and pipe up to the third floor through the clothes chute with 3" PVC pipe. Pipe waste and vent for a stool, lavatory and shower. A new vent will be piped out the roof.

1 PIPE-COLD-HARD

1. Connect at the water meter. Pipe a 1 1/4" CPVC water line across the ceiling below the floor joist to the water softener.

1 PIPE-COLD-SOFT

1. Pipe through the water softener with 1 1/4" CPVC. Reduce and connect to the existing 3/4" copper cold soft water line once. Pipe 1" CPVC into the water heater. Pipe off the 1 1/4" CPVC cold soft water line with a 1" copper water line to feed the third floor shower bath.

1 PIPE-HOT

1. Pipe into and out of the water heater with 1" CPVC. Reduce and connect to the 3/4" copper water line feed the house now once. Pipe a 3/4" copper to feed the third floor shower bath.

1 T-FURNISH

1. Furnish and install the following.

1 KO3576-0

A. K-3576-0 Kohler Wellworth Class Five white, vitreous china, 12" rough-in, 1.6 gpf, round front bowl water closet, less seat. Consists of K-4299 bowl and K-4632 tank.

1 KO4658-0

B. K-4658-0 Kohler white round front plastic seat with cover.

1 KO2210-0

C. K-2210-0 Kohler Caxton white, vitreous china, rimless lavatory for undercounter installation. Includes 52047 clamp assembly. Size: 19-1/4" x 16-1/4" Basin: 17" x 14".

65% due upon completion of rough in-balance upon total completion. 1.5% per month if final payment is not made 30 days after total completion.

Acceptance of Proposal - The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal

Page No. 2 of 3 Pages

28187

BENJAMIN PLUMBING, INC.

5396 King James Way
Madison, Wisconsin 53719
(608) 271-7071 • FAX: 271-6622
MP-225563

PROPOSAL SUBMITTED TO Christensen Construction		PHONE 608/252-8406	DATE 01/31/10
STREET 1117 D Jonathan Dr.		JOB NAME Kellie Robertson & Michael Witmore	
CITY, STATE AND ZIP CODE Madison, WI 53713		JOB LOCATION 2010 Van Hise Ave.	
ATTENTION Bid # 1	DATE OF PLANS No Plan	MADISON, WI. 53726	JOB PHONE 467-2431

We Propose hereby to furnish material and labor -- complete in accordance with specifications below, for the sum of:
FIVE THOUSAND NINE HUNDRED SIXTY NINE AND 91/100 dollars (\$ **5969.91**).

As required by the Wisconsin Construction Lien Law, bidder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned bidder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Bidder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within **30** days.

We hereby submit specifications and estimates for:

- | | |
|-------------------|--|
| 1 KO12182-CP | D. One K-12182-CP Kohler Fairfax single control, polished chrome lavatory faucet with 5" spout for single hole installation. |
| 1 SHOWER-DRAIN | E. Shower drain with clamping ring for tile shower and brushed strainer.

By Others: 1. Shower drain pan and installation. |
| 1 KO304-KS-NA | F. K-304-KS Kohler Rite-Temp pressure balanced rough-in valve only with stops.

Note: 1. No flow control with this faucet.
2. Order trim separately. |
| 1 KOT12014-4-CP | G. K-T12014-4-CP Kohler Fairfax Rite Temp single handle, chrome, pressure balanced shower faucet with lever handle, shower head, arm and flange. Trim only.

Note: 1. Requires: K-304-K valve. |
| 1 ALLOWANCE-SH-DO | H. Allowance in the bid for a shower door and installation of \$500.00. |

65% due upon completion of rough in-balance upon total completion. 1.5% per month if final payment is not made 90 days after total completion.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal

Page No. 3 of 3 Pages

28187

BENJAMIN PLUMBING, INC.

5396 King James Way
Madison, Wisconsin 53719
(608) 271-7071 • FAX: 271-6622
MP-225563

PROPOSAL SUBMITTED TO Christensen Construction		PHONE 608/252-8406	DATE 01/31/10
STREET 1117 D Jonathan Dr.		JOB NAME Kellie Robertson & Michael Witmore	
CITY, STATE AND ZIP CODE Madison, WI 53713		JOB LOCATION 2010 Van Hise Ave.	
ATTENTION Bid # 1	DATE OF PLANS No Plan	Madison, Wi. 53726	JOB PHONE 467-2431

We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:
FIVE THOUSAND NINE HUNDRED SIXTY NINE AND 91/100 dollars (\$ 5969.91).

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Lawrence M. Brown
Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

1 NOTES:

NOTES

- Nothing in the bid for a new water service or booster system. The water pipe is sized as if the house had a 1 1/4" copper water service not the 1" that it has.
- If the job goes ahead we will have to do a flow test before it starts.
- Nothing in the be to repair or replace any fixtures or faucets that may become plugged up because of the galvanized water pipe and the water being turned off and on.

1 BY-OTHERS

BY OTHERS

- Open and patch, walls, floor and ceilings as needed. Including what will be needed to support the piping that will be installed in the clothes chute.
- Provide access to pipe the plumbing vent out the roof.
- Flash the plumbing vent.
- Heat and insulate to keep the piping from freezing.

65% due upon completion of rough in-balance upon total completion. 1.5% per month if final payment is not made 30 days after total completion.

Acceptance of Proposal - The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Wohlens Heating & A/C

P.O. BOX 280
351 Progress Drive
Cottage Grove, WI 53527
(608) 249-3407

Proposal

DATE	ESTIMAT...
2/1/2010	5390

NAME / ADDRESS
Christensen Construction Matthew S. Christensen 1117 D Jonathon Drive Madison, WI 53713

NEW CONSTRUCTION ONLY

Please indicate what job is getting, fill in
address information, and fax back to us
@839-9354 when ready to schedule job.
Address: _____

PROJECT	Memo
Witmore; 2010 Vanhise, Madison	3rd floor Bathroom

DESCRIPTION	QTY	COST	TOTAL
Supply & install the following: (2) Supplies for 2nd floor bathroom/bedroom. Move existing supply and add (1) supply from basement using laundry chute chase for ducting. (1) 4" S&P fan and venting to outside with standard louver. Price includes: Materials, labor and sales tax.	1	1,000.00	1,000.00
Payment due upon receipt	TOTAL		\$1,000.00

SELECTRIC, INC.

P.O. Box 259811, Madison, WI 53725
608-277-9090 • Fax # 608-257-7973

February 2, 2010

Christensen Construction
1117 D Jonathon Drive
Madison, WI 53713

JOB: Witmore @ 2010 Van Hise Avenue

Third Floor Bathroom Wiring to Include the Following:

- Provide a 20-amp 120-volt circuit to the basement panel run through the clothes chute.
- Provide (2) vanity wall outlets & blank off the exiting wall outlet.
- Wire for and hang (2) owner provided vanity lights connected to (1) switch.
- Wire only (1) remote exhaust fan with wall switch. (Fan & installation by others).
- Existing bedroom wiring to remain.
- Electrical permit fee is included.

Labor & materials for above \$950.00

Options Please check-off to be completed.

___ Provide & install a 24" electric wall heater with wall thermostat. Add \$210.00

___ Provide & install (1) recessed shower fixture, trim & lamp with wall switch. Add \$180.00
(Note: need 7-1/2" depth)

Pursuant to the Wisconsin Construction Lien Law the owner is hereby notified that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the builder, are those who contract directly with the owner or who give notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any.

We Agree to hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
Nine-hundred, fifty dollars (\$ 950.00)

Payment to be made as follows:

As wiring progresses & balance due upon completion.

WE RESERVE THE RIGHT TO CHARGE INTEREST AT THE RATE OF 1.5% PER MONTH (18% ANNUAL RATE) (OR THE LEGAL MAXIMUM IS CHARGED ON ALL BALANCES NOT PAID WHEN DUE)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Brian Schuyler President

Note: This proposal may be
withdrawn by us if not accepted within

60

days.

Acceptance — The above prices, specifications and
conditions are satisfactory and hereby accepted. You are authorized
to the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



WI 53562
800-383-3435

The Design Showplace

PROPOSAL

G/C BILL TO: CHRISTENSEN CONSTRUCTION		DATE OF PROPOSAL: FEBRUARY 4, 2010	
G/C CONTACT: MATT CHRISTENSEN		JOB NAME/OWNER NAME: WITMORE	
ADDRESS: 1117D JONATHON DRIVE MADISON, WI 53713		JOB ADDRESS: 2010 VANHISE AVE, MADISON	
SALESPERSON	TERMS OF PAYMENT	PHONE NUMBER	JOB
HOLLY WEGNER	NET 30	608-252-8406	
BATHROOM FLOOR	WHITE 1" UNGLAZED CERAMIC HEXAGON INSTALLED STRAIGHT SET SEAL HEXAGON PRIOR TO GROUTING		
	MATERIALS		\$328.44
	LABOR		\$250.00
	INSTALL 1/2" SUBFLOOR		\$138.00
BATHROOM WALL	3" X 6" WHITE SUBWAY TILE BULLNOSE AS WALL BASEBOARD		
	MATERIALS		\$106.00
	LABOR		\$75.00
SHOWER FLOOR	TWO POUR MUDSET FLOOR INSTALL SHOWER PAN LINER BUILD CURB		\$422.50 \$135.00 \$132.00
	WHITE 1" UNGLAZED CERAMIC HEXAGON		
	MATERIALS		\$99.96
	TILE LABOR		\$75.00
SHOWER WALLS TO	3" X 6" WHITE SUBWAY TILE		

NOTE: PROPOSAL WILL BE WITHDRAWN WITHOUT SIGNED ACCEPTANCE WITHIN 30 DAYS OF PROPOSAL DATE.

ACCEPTANCE OF PROPOSAL: UPON SIGNATURE, CUSTOMER AGREES TO THE ABOVE PRICES, SPECIFICATIONS AND HEREBY ACCEPTS PAYMENT TERMS.

(Nonn's Agent/Representative)

DATE

(General Contractor/Agent)

DATE



NI 53562
300-383-3435

The Design Showplace

PROPOSAL

CEILING	MATERIALS	\$340.00
	BULLNOSE ON CURB, FRAMING NICHE & BENCH,	
	TRIM	
	MATERIALS	\$339.20
	TILE LABOR	\$500.00
	CORNER BENCH INSTALLED	\$150.00
	RECESSED NICHE INSTALLED	\$150.00
	INSTALL 1/2" CEMENT BOARD	\$300.00
	TILE TOTAL	\$3601.10
OPTION:		
FLOOR HEAT MAT	INSTALL 84" X 36" HEAT MAT WITH STANDARD	
	THERMOSTAT	\$722.00
	*ADD \$160.00 TO PROPOSAL TOTAL FOR	
	SOLO 7 DAY PROGRAMMABLE THERMOSTAT	

NOTE: PROPOSAL WILL BE WITHDRAWN WITHOUT SIGNED ACCEPTANCE WITHIN 30 DAYS OF PROPOSAL DATE.

ACCEPTANCE OF PROPOSAL: UPON SIGNATURE, CUSTOMER AGREES TO THE ABOVE PRICES, SPECIFICATIONS AND THEY ACCEPTS PAYMENT TERMS.

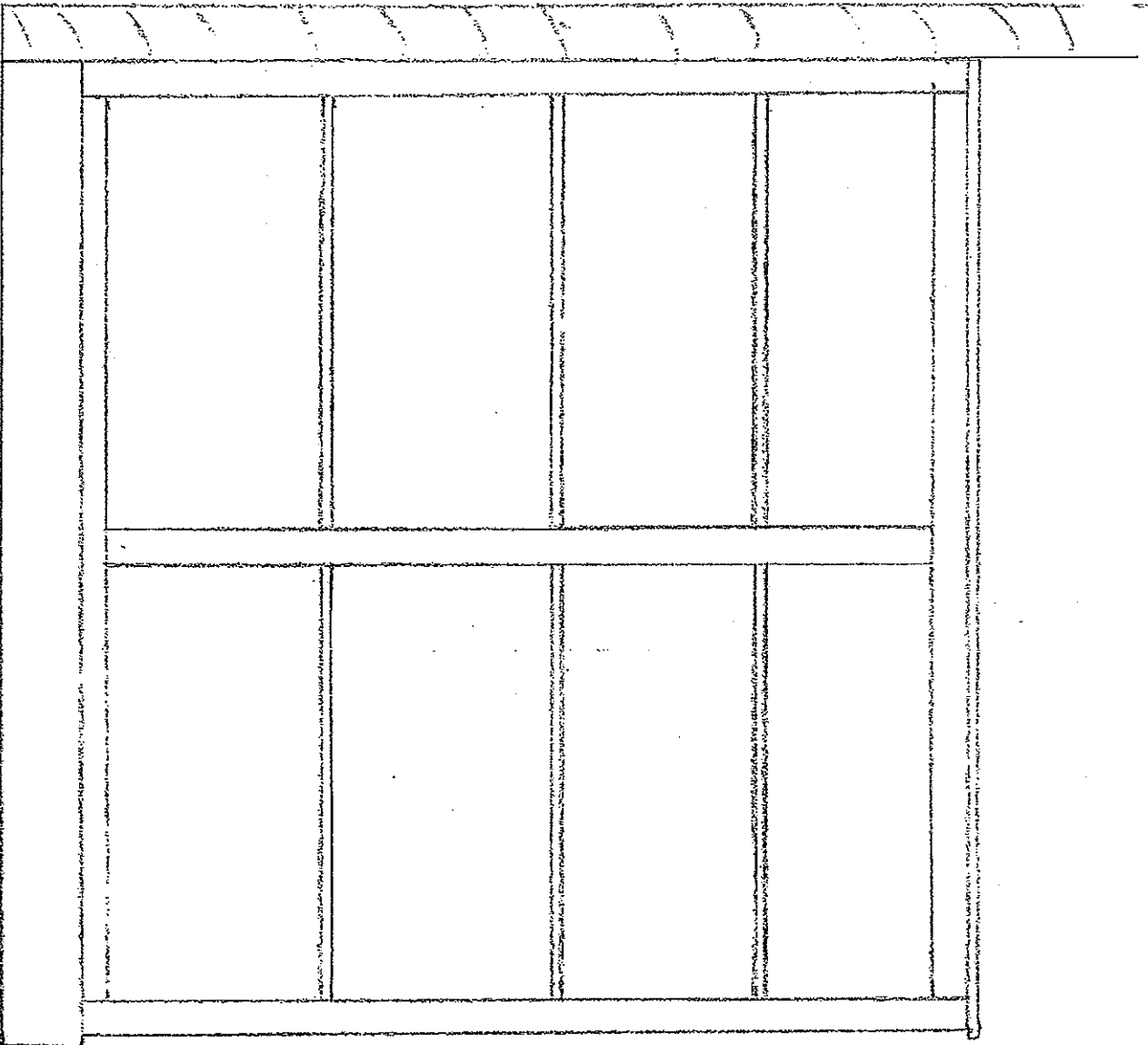
(Nonn's Agent/Representative)

DATE

(General Contractor/Agent)

DATE

Wittmore Building
1"=1'0"



NOTES:

- Paint grade Poplar
- shelves adjustable
- Base = Permanent
- upper unit removable
- Insulate backside
- back 1/2" Birch Plywood
- shelves 1x12 Poplar
- Face frames 2x4" wide
- base 1x6 poplar

With more 3rd Floor Bath

Scale 1/2" = 1'0"

Christensen Construction, LLC

1-22-2010

