

HOFFMAN

Management Company

CITY OF MILWAUKEE

150 N. Sunnyslope Road ▼ Suite 200  
Brookfield, WI 53005 ▼ (262) 814-9877 ▼ FAX (262) 814-9878

2001 NOV - 1 PM 1:04

RON D. LEONHARDT  
CITY CLERK

October 31, 2001

City of Milwaukee  
City Clerk  
ATTN: CLAIMS  
200 E. Wells Street, Room 205  
Milwaukee, WI 53202-3567

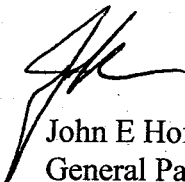
RE: Riverfront Plaza Joint Venture  
C/O Hoffman Management  
150 N Sunnyslope Road #200  
Brookfield, WI 53005  
(262) 814-9877

Property Address: 1110 N Old World Third Street

On August 31, 2001, we were alerted to a sewer back up in the basement of the building. Premier Plumbing was called. Premier had to excavate to find the broken sewer lateral located underneath the sidewalk on the west side of the property. Upon excavation, the plumber unearthed a broken catch basin which appears to have undermined the earth underneath the lateral, causing it to fail. After repairing the sewer, the sidewalk had to be replaced and the basement had to be thoroughly cleaned and deodorized.

Invoices from Premier Plumbing (\$6087.52), H. Froebel and Sons (\$2166.10) and Accurate Janitorial (\$2550.00) are attached for a total amount \$10,803.62.

Should you have any questions, feel free to contact Sheila Baker, Property Manager or Joe St Antoine, Maintenance Supervisor at (262) 814-9877.

  
John E Hoffman  
General Partner

CITY OF MILWAUKEE  
RECEIVED  
2001 NOV - 1 PM 3:45  
CITY ATTORNEY

# Premier Plumbing LLC

1516 S. West Ave.  
Waukesha, WI 53189  
PH: [262] 547-4582  
FX: [262] 547-1373

## Invoice

DATE	INVOICE #
09/18/2001	596-137

BILL TO
Hoffman Management 150 N. Sunnyslope Road, Suite 200 Brookfield, WI 53005

CONTRACT NO.	OUR JOB NUMBER
	596 - 1110 N. Old...

DESCRIPTION	AMOUNT
Job: 1110 N. Old World 3rd Street Check sewer backup/Excavate and repair broken sewer in sidewalk	
Hours of Labor 14 @ \$58.00/hour	812.00T
Overtime hours 6 @ \$83.00/hour	498.00T
SubContractor - sewer	3,430.00T
Material - Stone/Misc/Barricades	674.70T
Permit Fees	350.00T
Sales Tax	322.82

*RFP 11/10  
OK  
10-2-01*

**Terms and Conditions:**

**RIGHT TO STOP WORK:**

If any payment is not made when due, Premier Plumbing, LLC may suspend work on the job until such time as all payments due have been made.

**LATE PAYMENT:**

Service charges of 1 1/2% per month will be charged on all invoices unpaid after 30 days. This entails 18% per year, Terms: Net 15 days, or as per contract specifications.

**NOTICE OF LIEN:**

The contractor or subcontractor who preforms on the contract and is not paid may have a claim against the owner which may be enforced against the property in accordance with the applicable Lien Laws.

**Net Due**

**\$6,087.52**

# H. FROEBEL & SON, INC.

5686 N Teutonia Avenue  
Milwaukee, WI 53209  
414-461-0482  
fax 414-461-0486

## Invoice

DATE	INVOICE #
10/11/2001	10901

BILL TO
Hoffman Management 150 N Sunny Slope Road Suite #200 Brookfield, Wi 53005

P.O. NO.	TERMS	PROJECT LOCATION
	Payment upon receipt of billing	1110 N 3rd
DESCRIPTION		AMOUNT
Re: 1110 N 3rd Street.  <u>Walk replacement</u>		2,166.10

**Total**

*OK*  
**\$2,166.10**

THANK YOU FOR YOUR BUSINESS.

#375

INVOICE

**ACCURATE**  
Janitorial Service, Inc.

COMMERCIAL CLEANING • MAINTENANCE

7104 West Lloyd Street

Wauwatosa, Wisconsin 53213

Telephone 771-9659

Riverfront Plaza Joint Venture  
c/o Hollman Management Co.

150 N. Sun Street & Suite 200

Brookfield, WI 53005

(1110 N. Old World 3rd St.)

DATE 10/23/01

CUSTOMER NO.

TERMS

Riverfront Plaza

Change design base for Alter Sewer  
back

2550

Submit to JWS Co.  
for RFP

"WE CLEAN UP FOR YOUR SATISFACTION"