

LIBERMAN REALTY
6815 W. CAPITOL DR.
SUITE 106
MILWAUKEE, WI 53216
(414)324-9522
libermanrealty@gmail.com

CITY OF MILWAUKEE
2018 MAR 26 P 2: 18
CITY CLERK'S OFFICE

RECEIVED
OFFICE OF CITY ATTORNEY

MAR 26 2018

3:10 A.M. P.M.

March 22, 2018

Hello,

We are writing to request the reimbursement of the repairs our company has to make to the 1st floor of building located at 6815 W. Capitol Dr. in Milwaukee due to the water damage an outside under sidewalk pipe burst in front of the building had caused on 12/26/17 either in the middle of the night or very early morning. The pipe did not feed our building. Once we learned of the water flooding into the building via a phone call from one of the tenants that came to work in the morning, we immediately called the City Waterworks to have emergency crew to rush in to close off the water from flowing. It took over 3 hours for the crew to respond/close the pipe. There were thousands of gallons of water that flooded the first floor of the building.

Our insurance company has refused to cover the damages since the pipe did not feed our building.

We are enclosing 3 estimates for your review. One of them is for tearing off all the old plywood, getting rid of the mold if any and basically preparing the floor for the new carpet. Two additional estimates are for the carpet only. We request the amount of at least \$15000, which will cover fixing the first floor of the building and compensation for the labor spend removing all the water from the first floor immediately following the incident.

If you require additional information such as videos and photos that were taken while waiting for the City Waterworks crew to shut off the water, we can certainly provide that as well.

We can be reached either via mail, e-mail or phone call as listed above at any time.

Sincerely,



Vitali Liberman
Owner

① spoke w/ owner 3/28 - need another est



1542 N. Port Washington Rd. ■ Grafton, WI 53024
Phone: 262-376-7500 ■ Fax: 262-376-7514
Email: carpetsgaloreinc@sbcglobal.net ■ Website: carpetsgaloreandflooring.com

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OFFICE OF CITY ATTORNEY

MAR 26 2018

3:10 AM PM

January 14, 2018

Liberman Realty
6815 W. Capitol Drive #106
Milwaukee, WI 53216

Dear Mr. Liberman:

It is my pleasure to provide you with the following estimate for the partial replacement of the water damaged lobby carpet:

1. Removal and disposal of the existing water damaged carpet.
2. Supply and install approximately 201.0 yds. of Shaw Francise II carpet.
3. Supply and install approximately 44.0 yds. of Shaw Capitol III carpet .
4. Supply and install approximately 48' of 4" cove base.

Total estimated cost \$6984.00.

Please be advised the new carpet will not match the existing carpet – it will be a different dye lot. The only way to assure a complete match would be to replace the entire lobby.

As always, this estimate does not include furniture moving, floor-prep, or the cleaning of other trades' debris. These items would be billed on a "time and material" basis.

If you have any questions or comments, please do not hesitate to contact us.

Thank you for the opportunity.

Sincerely yours,
Carpets Galore, Inc.

Steven B. Rubnitz

JBB FLOORING

Estimate

Jason Bahr
25110 Minnetonka Dr
Kansasville, WI 53139

(630) 217-3588

SOLD TO:
Lieberman Rea
6815 W. Capitol Dr. #106
Milwaukee, WI 53216
email:

INVOICE NUMBER
INVOICE DATE
OUR ORDER NO.
YOUR ORDER NO.
TERMS
SALES REP
SHIPPED VIA
F.O.B.
PREPAID or COLLECT

March 21, 2018

Net 30 **RECEIVED**
OFFICE OF CITY ATTORNEY

MAR 26 2018

3:10 AM P.M.

SHIPPED TO:
Same

Sales Tax Rate:

0.00%

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
247 sq yds	Removal and disposal of water damaged carpet		
43.7 sq yds	Supply and install Shaw Capitol III carpet		
203.3 sq yds	Supply and install Shaw Francise II carpet.		
48 lf	Supply and install vinyl cove base		
	Customer moves furniture installation includes adhesive		
		SUBTOTAL	
		TAX	
		FREIGHT	
			\$7,128.00

DIRECT ALL INQUIRIES TO:

Jason Bahr
630.217.3588
email: Jbbfloors@gmail.com

MAKE ALL CHECKS PAYABLE TO:

JBB Flooring

THANK YOU FOR YOUR BUSINESS!

Warranty Disclaimer: The only warranties applying to this part(s) are those which may be offered by the manufacturer. The selling dealer hereby expressly disclaims all warranties, either express or implied, including any implies warranties of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other persons to assume for it any liability in connection with the sale of this part(s) and/or service. Buyer shall not be entitled to recover from the selling dealer any consequential damages, damages to property, damages for loss of use, loss of time, loss of profit, or income, or any other incidental damages.

Work Order.

Tear off and dispose of old Carpet.

Tear off and dispose of old plywood, total of 25x30 feet area.

Check existing framing for any damages and replace what is needed.

Clean out all the area with mold preventing solutions and dry it out.

Cover the whole area with 3/4 inch plywood. Approximately 25 sheets.

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MAR 28 2018

3.10 

Total cost: TBD

Alexander Dobrinin
Mikhail Dobrinin

Job Work Order

ESTIMATE (VALID FOR 30 DAYS)

DATE 03/14/18	<input type="checkbox"/> SERVICE <input type="checkbox"/> INSTALL	<input type="checkbox"/> WILL CALL <input type="checkbox"/> DELIVER	PHONE 414 324 9522
NAME Liberman Realty			MAKE
ADDRESS 6815 W capital dr Milwaukee			MODEL
ITEM TO BE SERVICED		SERIAL	
		NATURE OF SERVICE REQUEST	

QTY.	PART #	DESCRIPTION OF PARTS OR MATERIALS	PRICE	AMOUNT
		See work order for details		
LABOR PERFORMED			TOTAL MATERIALS	1493.75
			TAX	83.65
			TOTAL LABOR	1750.00
			TOTAL AMOUNT	3327.40

DATE WANTED	DEPOSIT	RECEIVED BY
ESTIMATES ARE FOR LABOR ONLY, MATERIAL ADDITIONAL. WE WILL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE CAUSED BY FIRE, THEFT, TESTING, OR ANY OTHER CAUSES BEYOND OUR CONTROL.		
AUTHORIZED BY:	Job Work Order ORIGINAL	

Assessment Detail and Listing Characteristics

Taxkey Premise Address Nbhd Plat Assessment County Class
 2640194114 6815 W CAPITOL DR 6230 26401 Milwaukee Local Mercantile

Ownership Information

LEONID LIBERMAN
~~VERA LIBERMAN~~
VITALI LIBERMAN
 225 E HIGHVIEW
 DR
 MEQUON WI 53092

Conveyance

Actual claimant

Deed Type WD
 Date 2001-03-15
 Fee 1425.00
 Name or Address Change: 2001-05-15

Assessment Information

Year Current Previous
 Land - N/A - 146300
 Imprv - N/A - 1156700
 Total - N/A - 1303000

Org Year	Drop Year	Zoning	Ald. District	Census
		LB2	10	5100-10

Legal Description

CAPITOL MANOR NO 2 IN NW 1/4 SEC 10-7-21 BLOCK 6 LOTS (1-2-3-4-24-25-26) & W 2' LOT 5 & W 33' (LOTS 7-8-9) & VAC ALLEY EXC PART LOT 24 TAKEN FOR ALLEY

Lot Sqft	Lot Acres	Lot Frontage	Lot Depth	Excess Land	Total Sqft
41796	0.0000	0	0	0.0000	41796

Building	Stories	Description	Gross Area	Units	Exterior Wall	Year Built
1	3.0	Office Building - Multi Story (Ofc & Ap)	50336	35	Concrete Block	1964

Building	Unit Nr	Use Description	Area	Floor	Similar Units	Mkt Rent SqFt
1	306	Office - General	450	3	1	9.70
1	203	Office - General	250	2	1	9.99
1	117	Office - General	700	1	1	9.57
1	119	Office - General	350	1	1	9.80
1	217	Office - Medical / Dental	3500	2	1	8.44
1	100	Office - General	2100	1	1	8.94
1	N/A	Office - General	16049	2	1	7.86
1	214	Office - General	900	2	1	9.52
1	116	Office - General	900	1	1	9.52
1	301	Office - General	1550	3	1	9.38

1	305	Office - General	1000	3	1	9.50
1	310	Office - General	4400	3	1	8.29
1	115	Office - General	500	1	1	9.66
1	120	Office - General	250	1	1	9.99
1	208	Office - General	1300	2	1	9.47
1	208A	Office - General	600	2	1	9.61
1	107	Office - General	600	1	1	9.61
1	111	Office - General	500	1	1	9.66
1	112	Office - General	550	1	1	10.35
1	202	Office - General	550	2	1	10.35
1	205	Office - General	800	2	1	10.25
1	207	Office - General	1100	2	1	10.19
1	313	Office - General	750	3	1	10.27
1	219	Office - General	600	2	1	10.32
1	113	Office - General	1100	1	1	10.19
1	314	Office - General	1000	3	1	10.21
1	105	Office - General	1450	1	1	10.15
1	117A	Office - General	550	1	1	10.35
1	118	Office - General	350	1	1	10.53
1	204	Office - General	950	2	1	10.22
1	215	Office - General	200	2	1	10.90
1	216	Office - General	1300	2	1	10.17
1	309	Office - General	1000	3	1	10.21
1	311	Office - General	1700	3	1	9.92
1	N/A	Office - General	487	1	1	10.39

Photographs of Property

Filename	Caption
2640194114_20056_15438.JPG	Roof Top
2640194114_20056_15458.JPG	Roof Top
2640194114_20056_15516.JPG	Roof Top
2640194114_20056_15628.JPG	Interior Hall
2640194114_20056_15644.JPG	Interior Hall
2640194114_20056_1570.JPG	Interior Hall
2640194114_20056_15720.JPG	Interior Hall
2640194114_20056_15736.JPG	Interior Hall
2640194114_20056_15758.JPG	Interior Hall

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[Sale History](#)

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Assessment

History

Data Provided By Assessor Query From: 10.196.86.32