




Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

MEMO

TO: Spokane City/County Historical Preservation Office
808 W Spokane Falls Blvd.
Spokane, WA 99201-3333

CC: JABS 102, LLC

FROM: Dave Loomer, Levy Specialist 
(509) 477-5914
dloomer@spokanecounty.org

DATE: Oct 1st, 2020

REGARDING: Application for special valuation as Historic Property

Enclosed please find the application received Sep 29th (forwarded to you electronically on Oct 1st) from

JABS 102, LLC
for the property at
102 E Main Ave.
County Parcel 35173.0301

I would like to take this opportunity to *advise the property owner* that this application, if approved, will see first tax benefits in 2022. Specifically, applications received by October 1, 2020 will be:

- reviewed by the Historical Preservation Office in calendar year 2020,
- once approved the exemption is placed on the 2021 assessment roll for
- 2022 property tax collection.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW



File With Assessor by October 1

File No: 10202523

I. Application

County: Spokane

Property Owner: JABS 102, LLC

Parcel No./Account No: 35173.0301

Mailing Address: 4723 E Glennaire Drive, Spokane, WA 99223

E-Mail Address: jimmy@jmkfa.com

Phone Number: (509) 703-7771

Legal Description: Block 102 of the Third Addition to Railroad Addition, According to the plat thereof recorded in Volume "A" of Plats, Page 113, in the City of Spokane, Spokane County, Washington.

Property Address (Location): 102 E Main Avenue, Spokane, WA 99202

Describe Rehabilitation: Commercial renovation of a vacant warehouse into office and event space

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: B1902771BLDC

Date: 08/04/2020

Jurisdiction: Spokane

Rehabilitation Started: November 15, 2018

Date Completed: September 24, 2020

County/City

Actual Cost of Rehabilitation: \$ \$1,723,437.39

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

[Signature]

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

\$ 106,300

Date: 9/29/20

Joyce Mendoza
Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0035e (w) (2/9/12)

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE James M. King
The undersigned, swear that the costs for rehabilitating the property at
(address) 102 E Main Ave Spokane, WA 99202
commonly known as (historic name) Inland Auto Freight
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 1,723,437.39.

Signature: _____

Date: 9/30/2020

Signature: _____

Date: _____

STATE OF WASHINGTON :

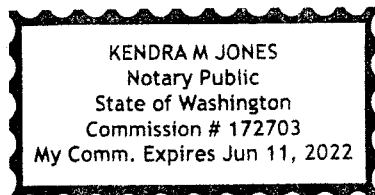
: ss.

COUNTY OF SPOKANE :

On this day personally appeared before me

To me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes
therein mentioned.

Given under my hand and official seal this 30 day of SEPTEMBER 2020.



Kendra M Jones
Notary Public in and for the State of Washington

Print Name KENDRA M JONES

Residing at SPOKANE WA

My Commission expires 6/11/22

SECTION 1: DESCRIPTION OF RENOVATION

JABS 102, LLC (Owner) purchased the property in November 2018 and hired contractors True Temper Building LLC to renovate the vacant warehouse as a mixed use building with office space, retail space, and event space, beginning on November 15, 2018. The Owner selected HDG Architects to design the rehabilitation. In addition to serving as the contractors for the project, True Temper Building LLC also served as project management for the entire renovation.

The design for the building's rehabilitation featured interior remodel work, including the addition of a new second (or mezzanine) level within the building, tenant improvements, and site work. Remodel work included plumbing, electrical, fire suppression, and HVAC work as well as interior finishes. Exterior envelope work included new entry doors and windows (all original windows and doors were missing at the time of purchase) and reworking the original loading dock for universal accessibility. New window openings were cut into the building on the north, west, and southeast elevations and feature a heavy concrete lintel, differentiating them from original openings.

The building's original use as a warehouse is reflected in the retention of the exposed hollow clay tile interior walls, concrete floors, and timber post and beams. New finishes compliment the building's industrial design. The mezzanine level was set back in the interior from the building's two primary elevations (north and west) retaining the building's original full volume along the north end and west end (at the lobby/main entrance).

SECTION 2: TOTAL TENANT IMPROVEMENTS

The following costs are grouped by vendor with a brief description of the work completed and the total qualified rehabilitation expense associated with that vendor/work. Documentation supporting these incurred expenses is available in an attached spreadsheet.

<i>EXPENSE TYPE</i>	<i>VENDOR</i>	<i>WORK DESCRIPTION</i>	<i>COST</i>
Architectural Design	HDG Architecture	Design work to rehabilitate building into mixed use building with a mezzanine level added within the original building	\$87,644.94
Construction Costs and Project Management	True Temper Building LLC	Project and subconsultant management and general contracting services including: demolition and waste removal, framing, interior and exterior concrete work, plumbing, electrical, fire suppression, HVAC, and interior finishes	\$1,620,167.18
Historic Preservation Services	Northwest Vernacular	Spokane Register of Historic Places nomination and special tax valuation application preparation	\$4,734.77
Civil Engineering	DCI Engineers	Construction documents and redesign work	\$10,890.50
		TOTAL COST	\$1,723,437.39

SECTION 3: BEFORE AND AFTER PHOTOS



IMAGE 1. Before: West elevation



IMAGE 2. After: West elevation



IMAGE 3. Before: North and west elevations.



IMAGE 4. After: North and west elevations.



IMAGE 5. Before: North elevation (east end)

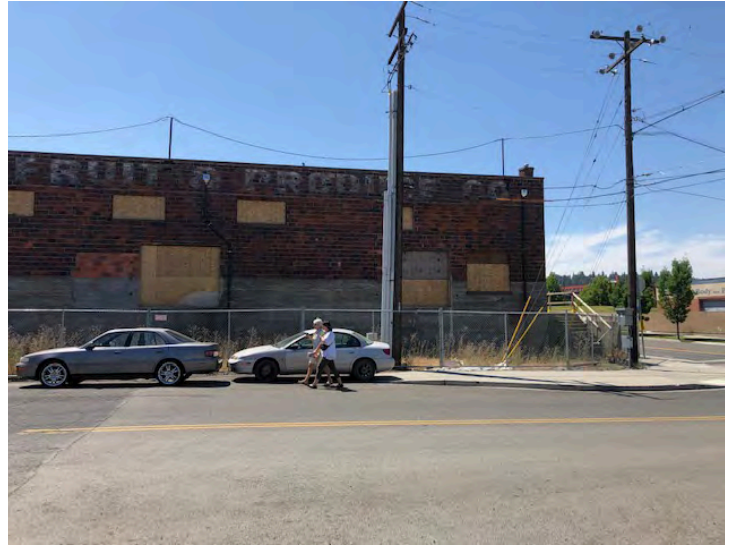


IMAGE 6. Before: North elevation (west end)



IMAGE 7. After: North elevation



IMAGE 8. Before: Northeast corner



IMAGE 9. After: Northeast corner



IMAGE 10. Before: Southeast elevation



IMAGE 11. After: Southeast elevation



IMAGE 12. Before: Northeast corner, interior



IMAGE 13. After: Northeast corner, interior.



IMAGE 14. Before: Open volume, interior

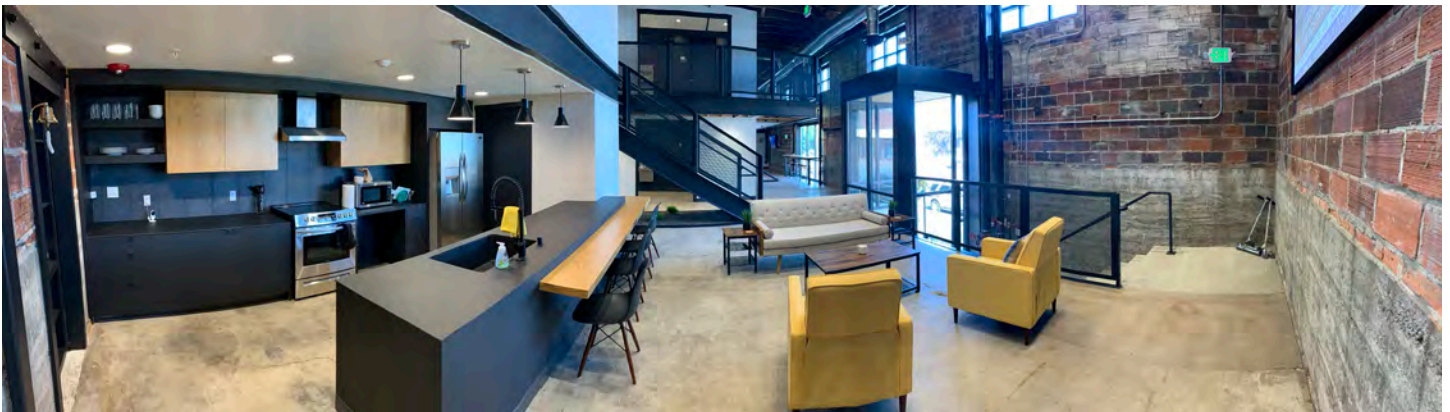


IMAGE 15. After:



IMAGE 16. Before: Open volume, interior, looking to northeast



IMAGE 17. After: Mezzanine level added, looking along north wall to the east.

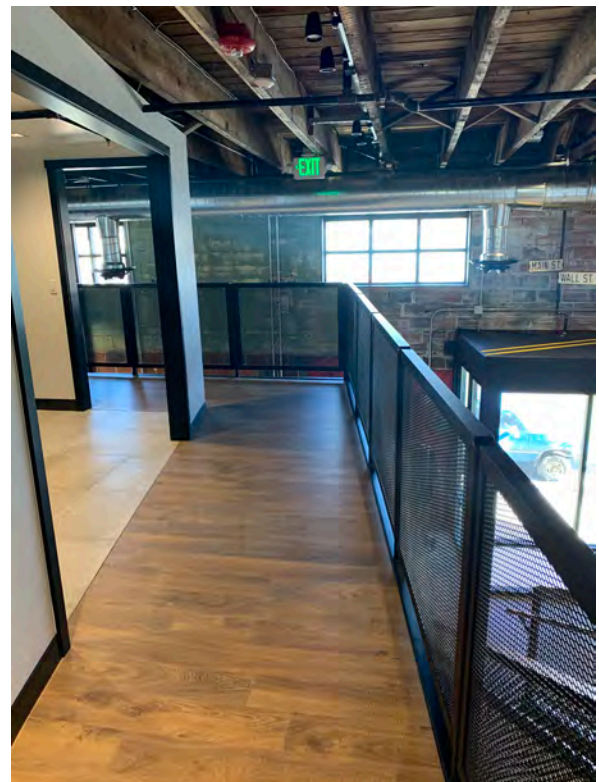


IMAGE 18. After: Mezzanine level added, looking from new lobby area to the north at west end.

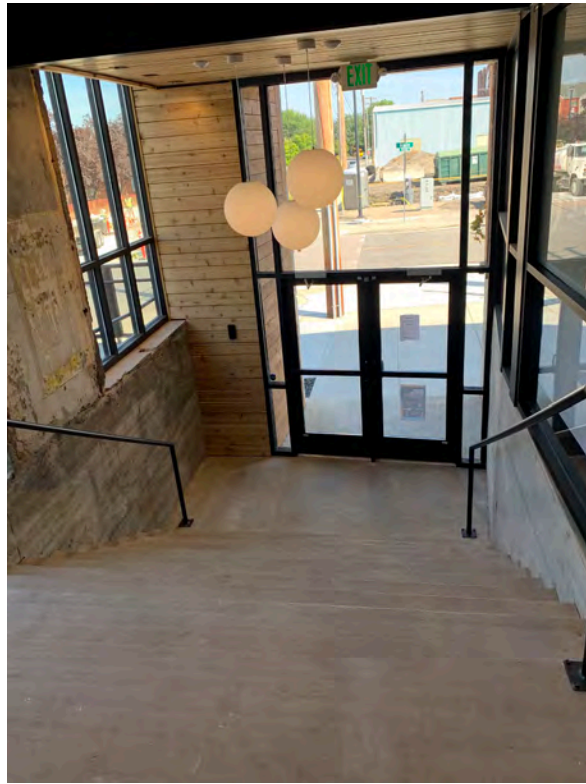


IMAGE 19. Before: Open volume, interior, looking to northeast



IMAGE 20. Before: Open volume, interior, looking to northeast

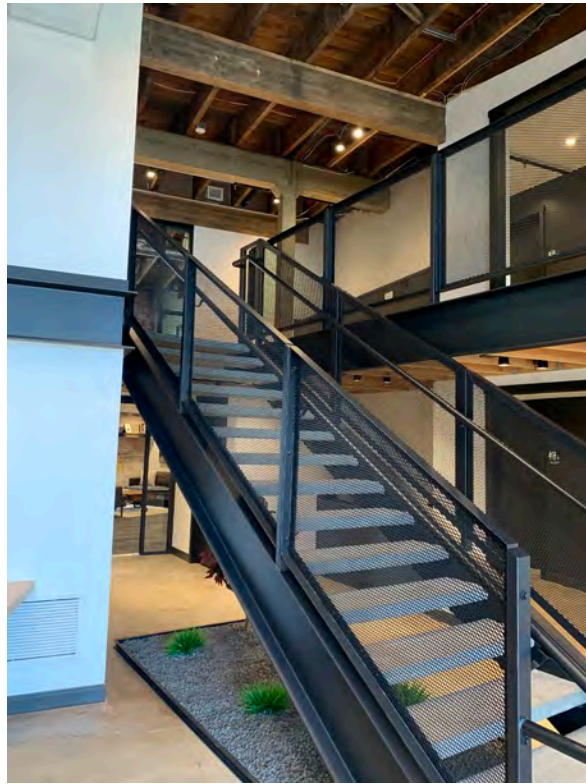


IMAGE 21. Before: Open volume, interior, looking to northeast

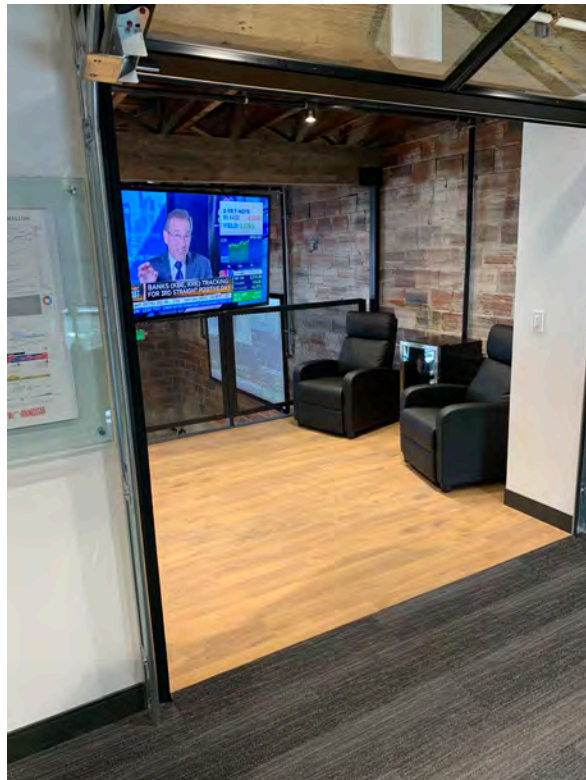




IMAGE 22. Before: Open volume, interior, looking to northeast

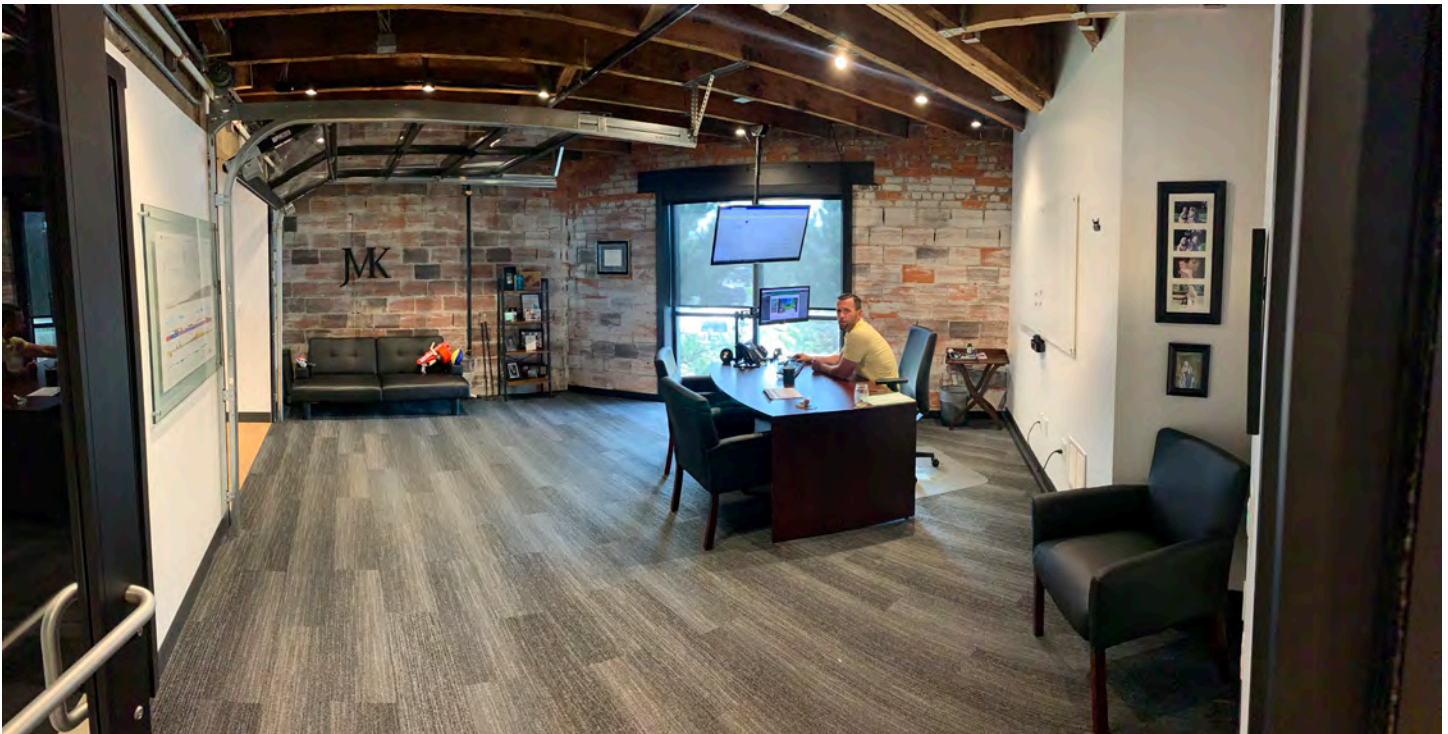




IMAGE 23. Before: Open volume, interior, looking to northeast

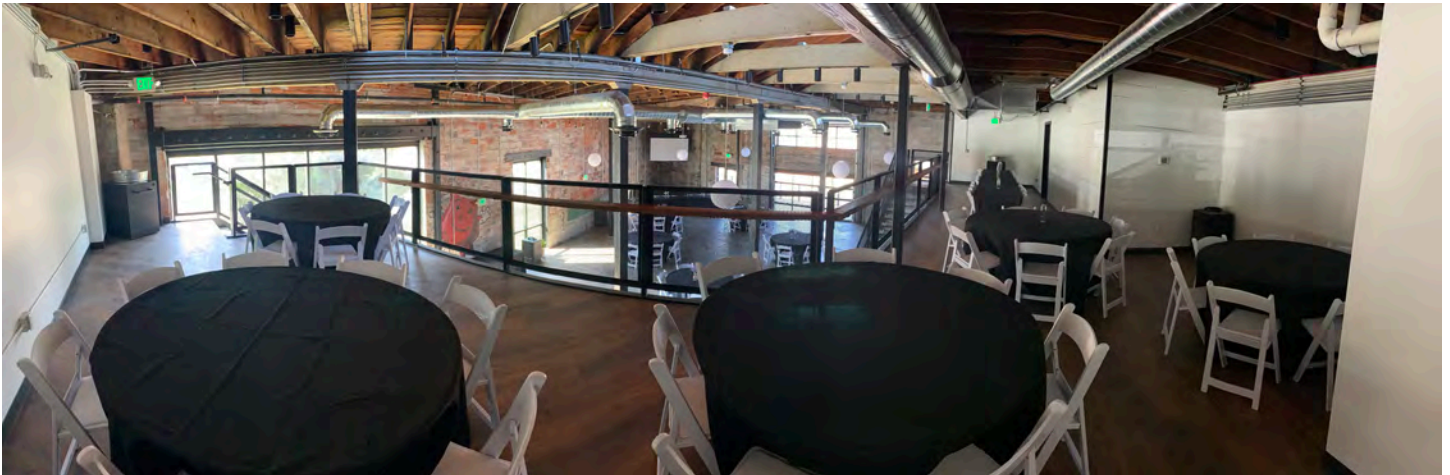


IMAGE 24. Before: Open volume, interior, looking to northeast



IMAGE 25. Before: Open volume, interior, looking to northeast

SECTION 4: INVOICE DOCUMENTATION

Architects - HDG Architecture

HDG Architecture

TRANSACTION REPORT

All Dates

DATE	TRANSACTION TYPE	NUM	ADJ	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
Design Income									
01/09/2019	Deposit		No	JBGTRS LLC:[18.17] JMK Offices	DEPOSIT	Design Income	Checking at Washington Trust B	23,050.00	23,050.00
02/07/2019	Deposit		No	JBGTRS LLC:[18.17] JMK Offices	Deposit	Design Income	Numerica Checking	19,025.00	42,075.00
08/19/2019	Invoice	18.17-004	No	JBGTRS LLC:[18.17] JMK Offices	Services rendered to date =95% Paid to date = 75% of proposed fee	Design Income	Accounts Receivable	15,220.00	57,295.00
08/19/2019	Invoice	18.17-004	No	JBGTRS LLC:[18.17] JMK Offices	Printing	Design Income	Accounts Receivable	57.94	57,352.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Structural Engineering – Construction Administration	Design Income	Accounts Receivable	715.00	58,067.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Mechanical Engineering – Additional Re: Waterline move	Design Income	Accounts Receivable	440.00	58,507.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Civil Engineering – Additional Re: Waterline adjustment	Design Income	Accounts Receivable	1,639.00	60,146.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Mechanical Engineering – Construction Administration	Design Income	Accounts Receivable	1,228.00	61,374.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Construction Administration	Design Income	Accounts Receivable	5,337.00	66,711.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Architectural Services to Date = 5% remaining of overall fee	Design Income	Accounts Receivable	3,805.00	70,516.94
10/02/2019	Invoice	18.17-005	No	JBGTRS LLC:[18.17] JMK Offices	Architectural - Additional services for Waterline move and stair adjustment	Design Income	Accounts Receivable	1,300.00	71,816.94
Total for Design Income								\$71,816.94	
TOTAL								\$71,816.94	

****Note, this transaction report does not include Invoice 19.45-001 and 19.45-002, but copies of those invoices - for the event space tenant improvements - are included on pages 17 and 18.**

A **HDG**
Architecture
 230 S Washington
 Spokane, WA 99201 US
 509—321—5064
 sam@studiohdg.com

Invoice 18.17-005

BILL TO

Jimmy King
 JBGTRS LLC
 421 West Riverside
 Spokane, WA 99201

DATE
 10/02/2019

PLEASE PAY
\$0.00

DUE DATE
 10/02/2019

P.O. NUMBER

18.17 - JMK Offices

INVOICE NUMBER

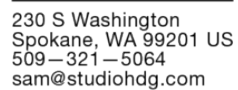
18.17-005

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
HDG Service	Architectural Services to Date = 5% remaining of overall fee	1	3,805.00	3,805.00
HDG Service	Construction Administration	1	5,337.00	5,337.00
HDG Service	Architectural - Additional services for Waterline move and stair adjustment	1	1,300.00	1,300.00
Consultant	Civil Engineering – Additional Re: Waterline adjustment	1	1,639.00	1,639.00
Consultant	Structural Engineering – Construction Administration	1	715.00	715.00
Consultant	Mechanical Engineering – Additional Re: Waterline move	1	440.00	440.00
Consultant	Mechanical Engineering – Construction Administration	1	1,228.00	1,228.00

PAYMENT 14,464.00

TOTAL DUE **\$0.00**

THANK YOU.



(Page 17)

A HDG
 Architecture
 230 S Washington
 Spokane, WA 99201 US
 509-321-5064
 sam@studiohdg.com

Invoice 19.45-002

BILL TO

Jimmy King
 JBGTRS LLC
 421 West Riverside
 Spokane, WA 99201

DATE
 01/30/2020

PLEASE PAY
 \$0.00

DUE DATE
 01/30/2020

P.O. NUMBER

[19.45] JMK Event Space

INVOICE NUMBER

19.45-002

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
HDG Service	75% services to date – $\$21,105.00 \times 75\% = \$15,828.75$ - $\$10,552.50$ (50% paid to date) = \$5,276.25	0.25	21,105.00	5,276.25
PAYMENT				5,276.25
TOTAL DUE				\$0.00

THANK YOU.

Civil Engineering - DCI Engineers

Payment History

Monday, August 31, 2020
 12:22:54 PM

D'Amato Conversano, Inc., P.C.

Job-to-Date through 9/30/2020

Invoice	Invoice Date	Mod/Receipt Detail	Total
Billing Client Number: J1419 JMK & Associates			
Project Number: 19042-0004.00 JMK Offices - 102 E. Main Ave.			
Principal Name: Gelhausen, Wade			
PM/PE Name: Berg, Ryan			
128333	2/20/2019		780.00
128333	4/29/2019	Rcpt 000000203312	(780.00)
129594	3/19/2019		7,020.00
129594	3/22/2019	Rcpt 000000197031	(7,020.00)
130596	4/15/2019		
132015	5/16/2019		
133573	6/21/2019		545.00
133573	6/28/2019	Rcpt 000000213099	(545.00)
134560	7/16/2019		945.00
134560	10/7/2019	Rcpt 000000229765	(945.00)
137511	9/26/2019		312.00
137511	9/30/2019	Rcpt 000000228669	(312.00)
138668	10/24/2019		936.00
138668	10/28/2019	Rcpt 000099233081	(936.00)
139985	11/25/2019		118.50
139985	6/8/2020	Rcpt 000000001021	(118.50)
143302	2/18/2020		234.00
143302	6/8/2020	Rcpt 000000001021	(234.00)
Total for Berg, Ryan			
Total for Gelhausen, Wade			
Project Billed			10,890.50
Project Received			(10,890.50)
Project Retainer			
Project Retainage			
Total for 19042-0004.00			
Total for J1419			
Total Billed			10,890.50
Total Received			(10,890.50)
Total Retainer			
Total Retainage			
Total			
Average Collection Period: 60 Days			



818 Stewart Street, Ste 1000
Seattle, WA 98101
(P) 206-332-1900; (F) 206-332-1600

Jimmy King
JMK & Associates
421 W. Riverside Avenue
Suite 524
Spokane, WA 99201

February 20, 2019
Invoice No: 128333

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
Civil Engineering Services

Professional Services through February 2, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	10.00	780.00	0.00	780.00
6100 - Construction Support Services	1,560.00	0.00	0.00	0.00	0.00
Total Fee	9,360.00		780.00	0.00	780.00
Total Fee					780.00
Total this Phase					\$780.00
Total this Invoice					\$780.00



818 Stewart Street, Ste 1000
Seattle, WA 98101
(P) 206-332-1900; (F) 206-332-1600

Jimmy King
JMK & Associates
421 W. Riverside Avenue
Suite 524
Spokane, WA 99201

March 19, 2019
Invoice No: 129594

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
Civil Engineering Services

Professional Services through March 2, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	780.00	7,020.00
6100 - Construction Support Services	1,560.00	0.00	0.00	0.00	0.00
Total Fee	9,360.00		7,800.00	780.00	7,020.00
Total Fee					7,020.00
Total this Phase					\$7,020.00
Total this Invoice					\$7,020.00



818 Stewart Street, Ste 1000
 Seattle, WA 98101
 (P) 206-332-1900; (F) 206-332-1600

Jimmy King
 JMK & Associates
 421 W. Riverside Avenue
 Suite 524
 Spokane, WA 99201

June 21, 2019
 Invoice No: 133573

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
 Civil Engineering Services

Professional Services through June 1, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	0.00	0.00	0.00	0.00
Total Fee	9,360.00		7,800.00	7,800.00	0.00
Total Fee					0.00
Total this Phase					0.00

3101 - Add'l Services - Civil Re-Design

Professional Personnel

	Hours	Rate	Amount	
SR Project Manager 3210	3.25	140.00	455.00	
Associate Principal 4120	.50	180.00	90.00	
Totals	3.75		545.00	
Total Labor				545.00

Billing Limits	Current	Prior	To-Date	
Labor	545.00	0.00	545.00	
Limit			1,500.00	
Remaining			955.00	
Total this Phase				\$545.00
Total this Invoice				\$545.00



818 Stewart Street, Ste 1000
 Seattle, WA 98101
 (P) 206-332-1900; (F) 206-332-1600

Jimmy King
 JMK & Associates
 421 W. Riverside Avenue
 Suite 524
 Spokane, WA 99201

July 16, 2019
 Invoice No: 134560

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
 Civil Engineering Services

Professional Services through June 29, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	0.00	0.00	0.00	0.00
Total Fee	9,360.00		7,800.00	7,800.00	0.00
Total Fee					0.00
Total this Phase					0.00

3101 - Add'l Services - Civil Re-Design

Professional Personnel

	Hours	Rate	Amount	
SR Technical Designer 2120	3.50	120.00	420.00	
SR Project Manager 3210	3.75	140.00	525.00	
Totals	7.25		945.00	
Total Labor				945.00

Billing Limits	Current	Prior	To-Date	
Labor	945.00	545.00	1,490.00	
Limit			1,500.00	
Remaining			10.00	
Total this Phase				\$945.00
Total this Invoice				\$945.00



818 Stewart Street, Ste 1000
Seattle, WA 98101
(P) 206-332-1900; (F) 206-332-1600

Jimmy King
JMK & Associates
421 W. Riverside Avenue
Suite 524
Spokane, WA 99201

September 26, 2019
Invoice No: 137511

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
Civil Engineering Services

Professional Services through August 31, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	20.00	312.00	0.00	312.00
Total Fee	9,360.00		8,112.00	7,800.00	312.00
Total Fee					312.00
Total this Phase					\$312.00
Total this Invoice					\$312.00



818 Stewart Street, Ste 1000
Seattle, WA 98101
(P) 206-332-1900; (F) 206-332-1600

Jimmy King
JMK & Associates
421 W. Riverside Avenue
Suite 524
Spokane, WA 99201

October 24, 2019
Invoice No: 138668

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
Civil Engineering Services

Professional Services through September 28, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	80.00	1,248.00	312.00	936.00
Total Fee	9,360.00		9,048.00	8,112.00	936.00
Total Fee					936.00
Total this Phase					\$936.00
Total this Invoice					\$936.00



818 Stewart Street, Ste 1000
 Seattle, WA 98101
 (P) 206-332-1900; (F) 206-332-1600

Jimmy King
 JMK & Associates
 421 W. Riverside Avenue
 Suite 524
 Spokane, WA 99201

November 25, 2019
 Invoice No: 139985

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
 Civil Engineering Services

Professional Services through October 26, 2019

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	85.00	1,326.00	1,248.00	78.00
Total Fee	9,360.00		9,126.00	9,048.00	78.00
	Total Fee				78.00
			Total this Phase		\$78.00
9900 - Reimbursable Expenses					
Unit Billing					
Bond Copies-Size D		27.0 Copies @ 1.50		40.50	
Total Units		1.0 times		40.50	40.50
			Total this Phase		\$40.50
			Total this Invoice		\$118.50



818 Stewart Street, Ste 1000
Seattle, WA 98101
(P) 206-332-1900; (F) 206-332-1600

Jimmy King
JMK & Associates
421 W. Riverside Avenue
Suite 524
Spokane, WA 99201

February 18, 2020
Invoice No: 143302

Project 19042-0004.00 JMK Offices - 102 E. Main Ave.
Civil Engineering Services

Professional Services through February 1, 2020

Billing Phase	Contract Amount	Percent Complete	Billed to Date	Previously Billed	Current Billed
3100 - Construction Documents	7,800.00	100.00	7,800.00	7,800.00	0.00
6100 - Construction Support Services	1,560.00	100.00	1,560.00	1,326.00	234.00
Total Fee	9,360.00		9,360.00	9,126.00	234.00
Total Fee					234.00
Total this Phase					\$234.00
Total this Invoice					\$234.00

Construction & Project Management - Jon Wells

JWDBA

Jon Wells

November 16, 2018

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Project Management Deposit:

6,750

- Scheduling
- Management of sub-contractors
- Bid management
- Overhead

Demo, prep and Site clean-up:

9,500

General Conditions:

8,000

- Fencing,
- Onsite services (site restroom)
- Security
- Ramps
- Insurance

Overhead and Profit: 10%

2,425

Subtotal

26,675

WA state Tax 8.8%

2,347.40

Total due upon receipt:

29,022.40

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

March 19, 2019

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

TPO roofing system

83,100

- Addition 13,200 added for upgrade in material per architect
And additional insulation of R38

**Demo, reclaimed wood clean, shoring removal,
snow removal, temp heat for ice melt, dump fees:**

3,600

Deposit for interior concrete work:

22,000

- Slab cut for interior walls
- Demo and removal of slab
- Rebar and form work
- Pour back all interior concrete
- ½ total bid

Overhead and Profit: 6%

6,522

Subtotal

115,222

WA state Tax 8.8%

10,139.54

Total due upon receipt:

125,361.54

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

April 30, 2019

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Initial Concrete Cutting	9000
Steel Lentil	16000
Concrete rock chipping	6000
Plumbing mobilization	20,000
Overhead and Profit: 6%	3060
Subtotal	54,060
WA state Tax 8.8%	4757.28
Total due upon receipt:	58,817.28

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

June 3, 2019

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Initial deposit for glass materials purchase	32,670
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Initial deposit for HVAC equipment purchases	40,590
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Concrete Cutting	6,000
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Framing Materials	26,000
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Overhead and Profit: 6%	6,315.60
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Subtotal	111,575.6
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WA state Tax 8.8%	9,818.65
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Total due upon receipt:	121,394.25
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Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

July 11, 2019

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Framing 2nd draw	26000
Plumbing 2nd draw	15000
Concrete interior 2nd draw	10000
Interior door material	6500
Electrical 1st draw	30000
Excavation 1st draw	20000
Flooring and tile	15000
Cabinets	20000
Overhead and Profit: 6%	8550
Subtotal	151050
WA state Tax 8.8%	13292.40
Total due upon receipt:	164342.40

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

August 24, 2019

Construction Services for “Spokane Produce Building”.

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Structural steel	25000
Plumbing 70% draw	20000
Concrete interior final	12000
Garage door material	8500
Electrical 2nd draw	100000
Excavation 2nd draw	30000
Insulation	8000
HVAC 2nd	45000
Drywall	12000
Sprinkler system	25000
Overhead and Profit: 6%	17130
Subtotal	302,630
WA state Tax 8.8%	26631.44
Total due upon receipt:	329,261.44

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

JWDBA

Jon Wells

October 4th, 2019

Construction Services for "Spokane Produce Building".

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Various trades and work completed to date including: Excavation
 Plumbing, Electrical, Fire Control, Concrete, Steel, Tile, Flooring, HVAC,
 Paint, Masonry, Glass, Permits and Fees, Special Inspections, Stairs Treads,
 Stair Treads, ADA compliance, Equipment rentals, other misc.

Subtotal 275,451.60

WA state Tax 8.8% 24,239.74

Total due upon receipt: 299691.44

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

****Note, cost breakouts for this invoice included within the attached spreadsheet were provided in the contractor's cost spreadsheet (seen right) not the specific invoice.**

	A	K
1		invoice 8
2	Excavation Utility work	20000
3	Plumbing	12000
4	Electrical	20000
5	Avista Elec	
6	Avista gas	
7	Fire control	15000
8	Framing	
9	Concrete inside	500
10	Concrete outside	30000
11	steel	15000
12	hvac	
13	casework	
14	drywall	
15	insulation	
16	paint	7500
17	flooring	20000
18	stair treads	2500
19	masonry	2000
20	brick cleaning	8000
21	demo	900
22	garage doors	12500
23	glass	50000
24	interior doors	6500
25	trash enclosure	
26	roof hatch	1000
27	roof ladder	1000
28	tile	12000
29	gutters	2960
30	concrete cutting	3000
31	general conditions	1500
32	roofing	
33	landscape	
34	ADA	3500
35	Décor and accessories	
36	misc	12500
37		
38		
39		
40	Subtotal	\$ 259,860.00
41	Profit 6%	\$ 15,591.60
42	Tax	\$ 24,239.74
43	Total	\$ 299,691.34
44		

JWDBA

Jon Wells

Dec 13th, 2019

Construction Services for "Spokane Produce Building".

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Final payment on JMK produce building Project

Subtotal	239,958
Profit	14,397.48
WA state Tax 8.8%	22,383.28
Total due upon receipt:	276,738.76

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

****Note, cost breakouts for this invoice included within the attached spreadsheet were provided in the contractor's cost spreadsheet (seen right) not the specific invoice.**

	A	L
1		invoice 9
2	Excavation Utility work	23033
3	Plumbing	12000
4	Electrical	50000
5	Avista Elec	
6	Avista gas	
7	Fire control	2460
8	Framing	
9	Concrete inside	
10	Concrete outside	22000
11	steel	9000
12	hvac	44235
13	casework	14025
14	drywall	5000
15	insulation	
16	paint	4000
17	flooring	
18	stair treads	
19	masonry	
20	brick cleaning	
21	demo	
22	garage doors	2980
23	glass	34475
24	interior doors	
25	trash enclosure	
26	roof hatch	
27	roof ladder	
28	tile	
29	gutters	
30	concrete cutting	
31	general conditions	750
32	roofing	
33	landscape	11500
34	ADA	
35	Décor and accessories	
36	misc	4500
37		
38		
39		
40	Subtotal	\$ 239,958.00
41	Profit 6%	\$ 14,397.48
42	Tax	\$ 22,383.28
43	Total	\$ 276,738.76

JWDBA

Jon Wells

October 16, 2020

Construction Services for "JMK Produce Building phase 2 and 3".

Project Address: 102 East Main Avenue, Spokane, WA 99202

Client: Jimmy King (JMKFA)

Project Description: Commercial Project Management

Current Invoice as follows: Request for payment

Phase 2 billing \$32574.50
 Cost break down found on spreadsheet. Finishing of interior "golf room" including all upgrades and finishes in this space

Phase 3 billing \$220,000
 Cost break down found on spreadsheet. Finishing of interior space "Pacific Pine Collective"

Awning billing \$7763.07
 Invoice from Cooper Fab for \$6963.07 for steel structure, and Jon Wells for \$800 roofing

Subtotal \$260,337.57
 Amount Paid to date \$205,600
 Total due \$54,737.57

Thank you for your business. I am excited to help you put this all together and work with you and your team.

Jon Wells

Architects approval: _____

****Note, the event space tenant improvements were paid in install-ments and as of the submittal deadline, there was still \$54,737.57 outstanding (on the tenant space as well as additional costs from the main renovation and an awning). The cost breakdown is provided on the attached spreadsheet from the contractor's spreadsheet. Costs are struck through on the spreadsheet to the right to reflect the paid amount.**

Phase 3	
Elec	54000
plumb	27000
Concrete	3800
stairs	3000
framing	20000
siding	4000
flooring	4500
tile	4000
paint	8800
insulation	3000
steel	27000
counters	4800
cabinets	1500
frp	1000
stage	500
misc	2500
bath stalls	3000
drywall	8000
sprinkler	7600
hvac	32000
	220000

Northwest Vernacular, Inc.
 3377 Bethel Rd. SE, Suite 107
 #318
 Port Orchard, WA 98366
 katie@nwvhp.com
 www.nwvhp.com

Invoice 1284



BILL TO

Jimmy King
 JMK & Associates
 421 W Riverside Avenue, Suite
 524
 Spokane, WA 99201

DATE
10/31/2019

PLEASE PAY
\$0.00

DUE DATE
11/30/2019

PROJECT NUMBER

2019-021

PROJECT NAME

Pacific Fruit & Produce

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Hours	4:00	125.00	500.00
	1A: Background Research Conducted archival research at the Spokane Public Library, identified historic building permits and the original plat map			
	Hours	3	125.00	375.00
	1B: Site Visit Conducted a site visit to photograph the site			
	Hours	3	125.00	375.00
	1C: Nomination assembly Started writing the significance statement and physical description for the building			
				Subtotal: 1,250.00
	Mileage, Pacific Fruit & Produce Building, site visit and research, mileage to airport, 149 miles 10/10/2019			91.42
	Flight, Seattle to Spokane roundtrip, 10/10			316.60

PAID

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Car rental, Hertz, 10/10			37.30
	Downtown Parking, Spokane, 10/10			1.20
	Seattle Airport Parking, All Day, 10/10			32.00
	Downtown Parking, Spokane, 10/10			6.25
Subtotal:				484.77
Services NTE: \$4,625		PAYMENT		1,734.77
Amount remaining less this invoice: \$3,375				
Reimbursements budget: \$600		TOTAL DUE		\$0.00
Amount remaining less this invoice: \$115.23				
				THANK YOU.

Northwest Vernacular, Inc.
 3377 Bethel Rd. SE, Suite 107
 #318
 Port Orchard, WA 98366
 katie@nwvhp.com
 www.nwvhp.com

Invoice 1295



BILL TO

Jimmy King
 JMK & Associates
 421 W Riverside Avenue, Suite
 524
 Spokane, WA 99201

DATE
12/02/2019

PLEASE PAY
\$0.00

DUE DATE
12/31/2019

PROJECT NUMBER

2019-021

PROJECT NAME

Pacific Fruit & Produce

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/07/2019	Hours 1C: Nomination assembly - Completed the significance statement and physical description for the building - Placed all the graphics and maps into the nomination	20:00	125.00	2,500.00
11/19/2019	Hours 1A: Background Research Conducted newspaper research on the property and previous building owners/tenants	4:00	125.00	500.00

PAID

Services NTE: \$4,625

Amount remaining less this invoice: \$375

PAYMENT

3,000.00

Reimbursements budget: \$600

Amount remaining less this invoice: \$115.23

TOTAL DUE

\$0.00

THANK YOU.