

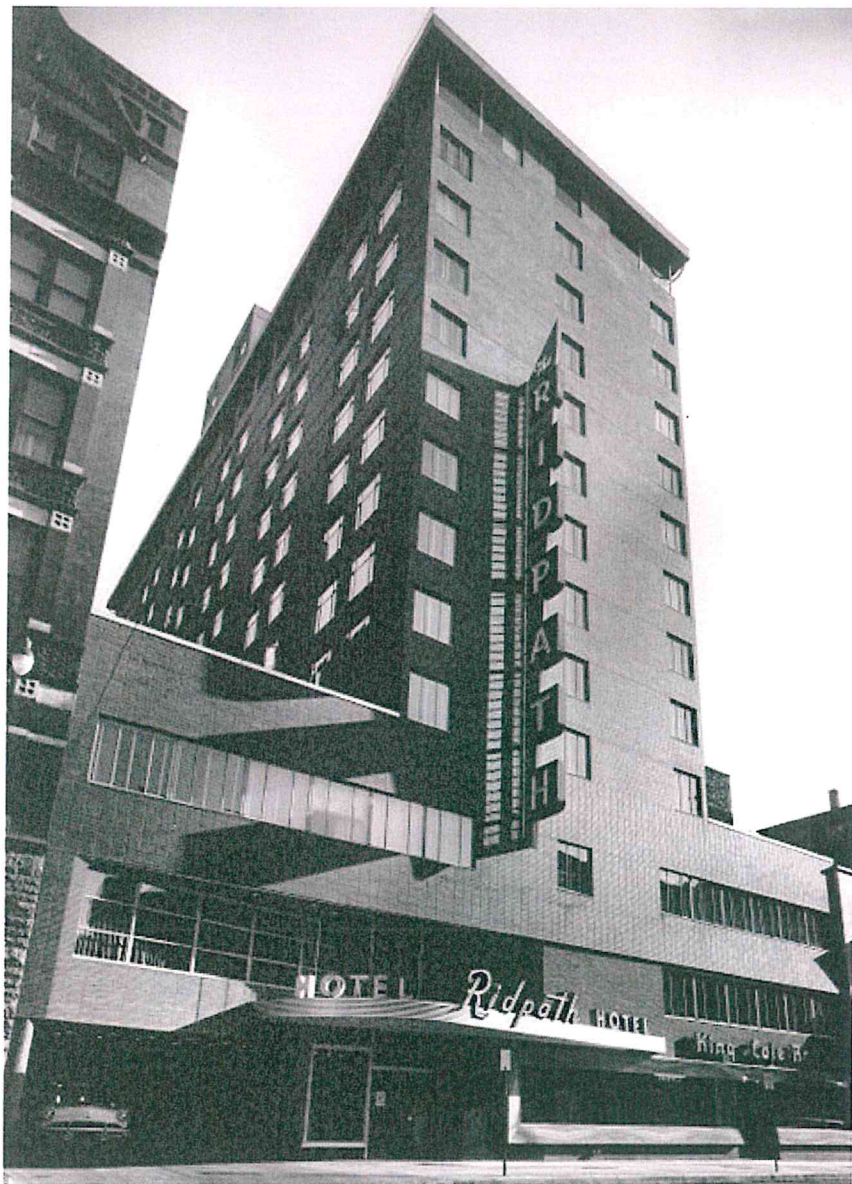
RIDPATH HOTEL

(Ridpath Hotel Tower + Annex/East Wing)

514 West First Avenue

Spokane Washington

**Application for Certification of Special Valuation
On Improvements to Historic Property**



1953



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: Ridpath Club Apartments

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

DATE May 16th, 2020
REGARDING Application for special valuation as Historic Property

Enclosed please find the application received March 23rd (forwarded to you electronically on May 16th) from

Ridpath Club Apartments
for the property at
515W Sprague Avenue
County Parcel 35191.7001 (and others)

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 64.26 RCW

File With Assessor by October 1

File No.

10180849

I. Application

County Spokane

Property Owner Ridgely Oaks Apartments Parcel No./Account No. see attached
Mailing Address 601 W. Riverside, Ste 300 Spokane WA 99201
E-Mail Address: managew@comcast.net Phone Number: 509 994-1497
Legal Description:

Property Address/Location: 515 W Spokane Ave 99201 and adjoining
Describe Rehabilitation: addresses 502 W 1st and 514 W 1st
Convert vacant historic hotel into 206 apartments, including
184 affordable units, 23 market rate units, and two commercial
spaces.
Property is (check appropriate box): ☒ National Historic Register ☐ Local Register of Historic Places
Building Permit No. B1702647BLDC Date 6/14/17 Jurisdiction: City of Spokane
Rehabilitation Started July 2017 Date Completed Oct 2019
Actual Cost of Rehabilitation: \$ 23,948,330

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we are aware of the potential liability (see revenue) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 64.26 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 \$ 1,112,700 See Attached
Date: 5/16/2020 Amit

1. The owner for responsibility of this publication is the person named for the property, registered owner, and the owner of the property.

Telephone (TT) number (Area Code) (City) (State) (Zip) (Country) (City) (State) (Zip) (Country)

State of Washington



Application and Certification of Special Valuation
on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: _____

I. Application

County: Spokane

Property Owner: Ridgely Old Apartments Parcel No./Account No: see attached
Mailing Address: 801 W. Riverside, Ste 300 Spokane WA 99201
E-Mail Address: manpower.comcast.net Phone Number: 509 994-1497
Legal Description:

Property Address (Location): 515 W Sprague Ave 99201 and adjoining
Describe Rehabilitation: addresses 802 W 1st and 514 W 1st
Convert vacant historic hotel into 206 apartments, including
184 affordable units, 23 market rate units, and two commercial
spaces.
Property is on: (check appropriate box) ☒ National Historic Register ☒ Local Register of Historic Places
Building Permit No: B 1702647BDC Date: 6/14/17 Jurisdiction: City of Spokane
Rehabilitation Started: July 2017 Date Completed: Oct 2019
Actual Cost of Rehabilitation: \$ 22,448,330

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: \$ _____

Date: _____

Assessor/Deputy

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

REV 04 03 Se (w) (2/9/12)

Ridpath Club Apartments
Parcel Numbers

502 West First Avenue

35191.7001

35191.7002

35191.7003

35191.7004

35191.7005

35191.7103

515 W Sprague Avenue

35191.7120

35191.7121

parcel	value
35191.7001	78,000
35191.7002	460,300
35191.7003	117,800
35191.7004	11,700
35191.7005	-
35191.7103	6,600
35191.7120	100
35191.7121	438,200
total	1,112,700

I/WE PAUL W. MANN
The undersigned, swear that the costs for rehabilitating the property at
(address) SIS W SPRAGUE SPOKANE WA 99201
commonly known as (historic name) RIDRATH HOTEL
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 6,195,057.60

Print Name Stacy R Tracht
Residing at Spokane
My Commission expires 03/01/2021

RIDPATH CLUB APARTMENTS SPECIAL VALUATION PROJECT DESCRIPTION

There has been a Ridpath Hotel in the heart of Downtown Spokane since 1899. In its current configuration, the Ridpath consists of two buildings, the East Annex built in 1905 and the Tower, Spokane's first midcentury modern high rise, built in 1952. In 2006 the buildings were purchased by an investor who divided them into condos and, not long thereafter, the Great Recession struck. The bulk of the Tower and Annex fell into bankruptcy, as did several of the individual units. For the better part of a decade the Ridpath was vacant, a magnet for crime, litter, and graffiti in the City Center.

After a multiyear effort to acquire the individual parcels, Ridpath Club Apartments achieved ownership in 2017 and began work to convert the vacant hotel into downtown housing. The result is a building with 206 apartments, of which 180 are affordable housing and the remainder market rate. The renovation also incorporated eleven fully accessible units. (The top two floors of the Tower are still under separate ownership and will consist of three residential condominiums on the top floor and 15 market rate apartments on the 12th floor.)

Construction on the Ridpath Club Apartments project began in July 2017 with disposition of a large number of furnishings, demolition, and hazardous materials abatement. By the end of February, 2018 a total of \$6,377,886 had been spent on the renovation, most of it on the Tower. Among the largest categories of work were:

Hazmat	\$365,745
Electrical	\$815,659
Fire suppression	\$315,564
Elevators	\$358,626
Plumbing	\$543,643
HVAC	\$113,268
Cooling towers	\$357,615
Carpet	\$197,321
Cabinetry	\$365,838

As individual floors were completed, the Tower apartments were rented, starting in April of 2018. Note that the structure of the Tower did not allow for demolition of interior separation walls to create larger units. This led to the introduction of micro apartments—a first in Spokane. Renovation on the Annex units followed completion of the Tower and all 206 units were available for rent by January of 2019. As might be expected for buildings that had long been vacant, renovation costs were significant. Mothballed, neglected, and sometimes vandalized, the buildings offered surprises, even compared to our low expectations. Change orders were substantial

Baker Construction and Development was the General Contractor for the renovation. They were paid by check from an account at Numerica Savings. Following the end of Baker's contract in early 2019 additional funds were received from the Washington State Housing Finance

Commission. These were devoted to projects outside the original scope of work, most notably an extensive security system, refurbishing the underground garage, and the creation of leasing offices and a mailroom on the ground floor. We had hoped to refurbish and utilize the original hydronic HVAC units in the Tower rooms, but in the winter of 2018-19 it became clear that the original fan coil units would not last, so the decision was made to replace them with energy efficient fan coils at a cost of more than \$600,000.

A (tenant-caused) flood in December of 2018 led to a significant rebuild in 2019. Funded by insurance, this involved work on 20 rooms on the north side of the Tower. Some needed cosmetic work, others had to be totally stripped and rebuilt. Insurance disputes produced a lengthy delay after the initial mitigation work was completed. Abatement and rebuild were carried out by Belfor Property Restoration and were completed in the Fall of 2019 at a total cost of more than \$750,000.

Application for Special Valuation was made in March of 2020, so invoices prior to March of 2018 are not included in the value of this application, although we are including them for context. These totaled \$6,377,886.33. Payments to Baker Construction between March of 2018 and June of 2019 totaled \$5,010,130.75. These generally fall into the categories listed above, particularly electrical, plumbing, HVAC, roofing, finishing. Later work funded by the WSHFC loan and insurance payments totaled \$1,711,897.98. Thus, the total amount for this 24-month window came to \$6,195,057.60.

Expenditures by category are itemized in the attached spreadsheet. Note that some significant expenditures for the major categories such as electrical and mechanical are itemized in the list of change orders at the end of the spreadsheet.



Before



1 Sprague Ave – looking at east & north façades

(October 2020)



Before





Before



3 South and east facades (First Avenue & Stevens)

(October 2020)



Before



4 Ridpath south + west facades – looking northeast

(December 2018)



Before



5 Ridpath entry foyer looking south

(December 2018)



Before



6 Ridpath entry foyer looking north

(December 2018)

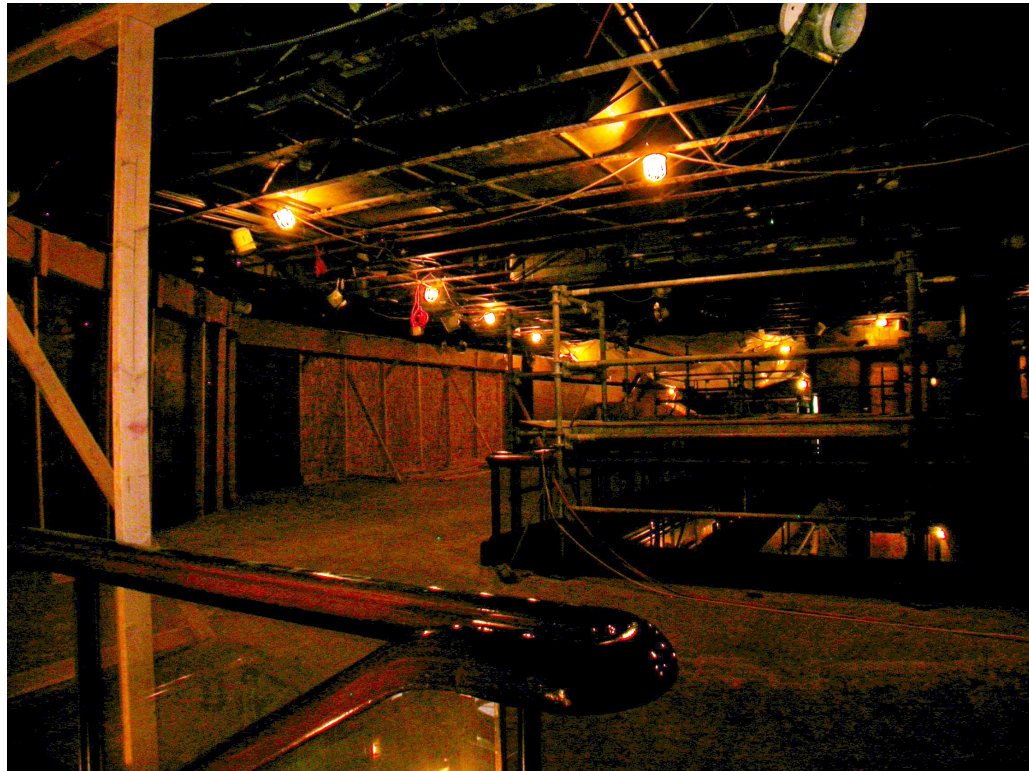


Before



7 Ridpath restaurant space – looking north

(December 2018)



Before



8 Ridpath Mezzanine looking south

(December 2018)



Before



9 Ridpath Mezzanine looking north

(December 2018)



10 Ridpath Mezzanine looking west

(December 2018)



11 Ridpath Mezzanine stair - looking northeast

(December 2018)



Before



12 Ridpath 3rd hallway – looking south

(December 2018)



Before



13 Ridpath 3rd floor elevator lobby – looking east

(December 2018)



Before (4th floor lobby looking east)



14 Typical elevator lobby – looking west

(December 2018)



Before



15 Typical Ridpath corridor – looking south

(December 2018)



Before



16 Typical Ridpath apartment kitchen

(December 2018)



Before



17 East Annex typical corridor – looking east

(December 2018)



Before



18 East Annex typical apartment – looking north

(December 2018)



Before



19 Typical Ridpath apartment bathroom

(December 2018)



20 Typical Ridpath (Annex) accessible kitchen

(December 2018)



21 East Annex typical corner apartment – looking south

(December 2018)



Before – East Annex First Avenue Level



22 East Annex First Avenue apartment

(December 2018)



Before



24 Ridpath 13th floor south end – looking southeast (not in scope)

(October 2020)

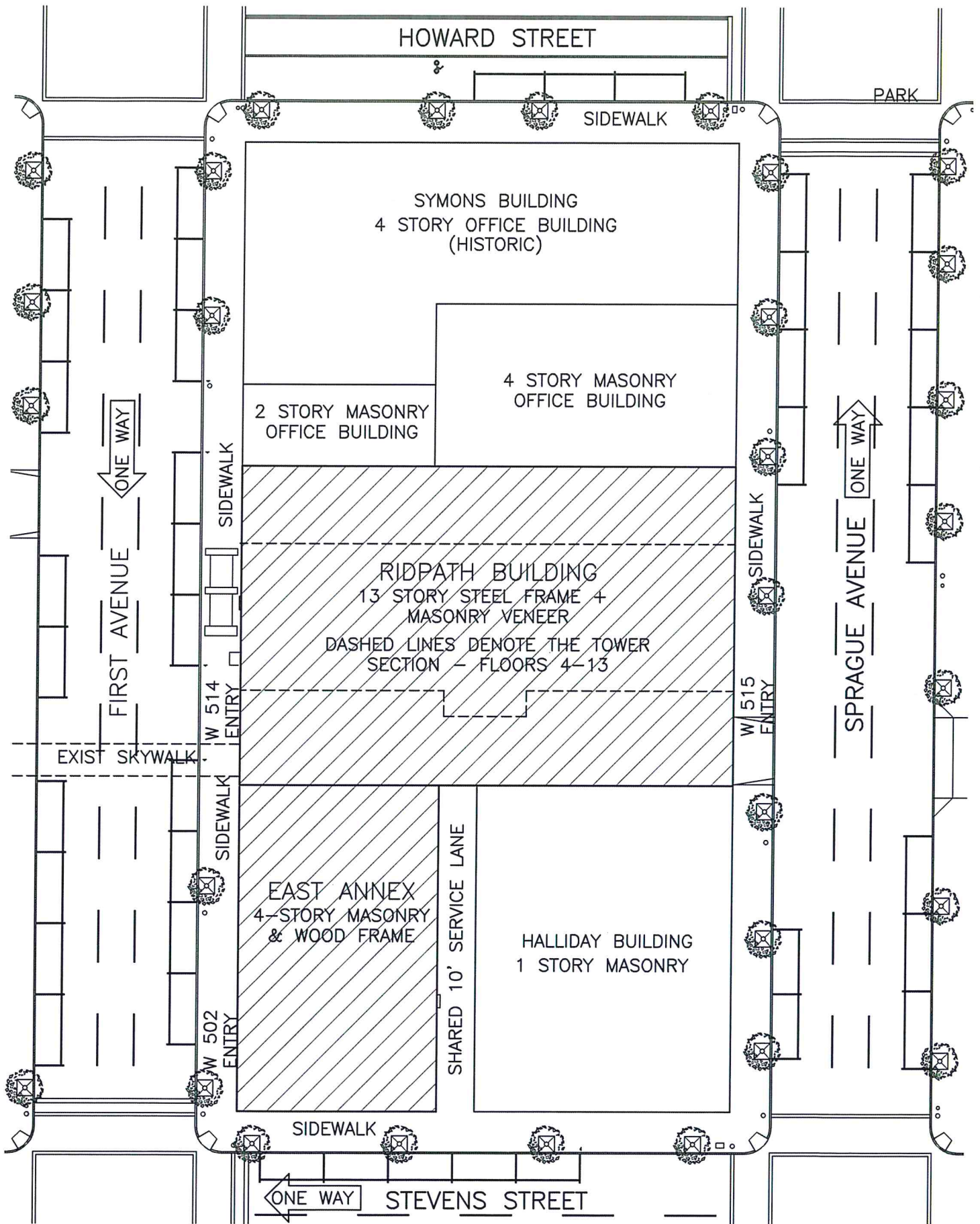


Before – looking south



25 Ridpath 13th floor west wall – looking north (not in scope)

(October 2020)

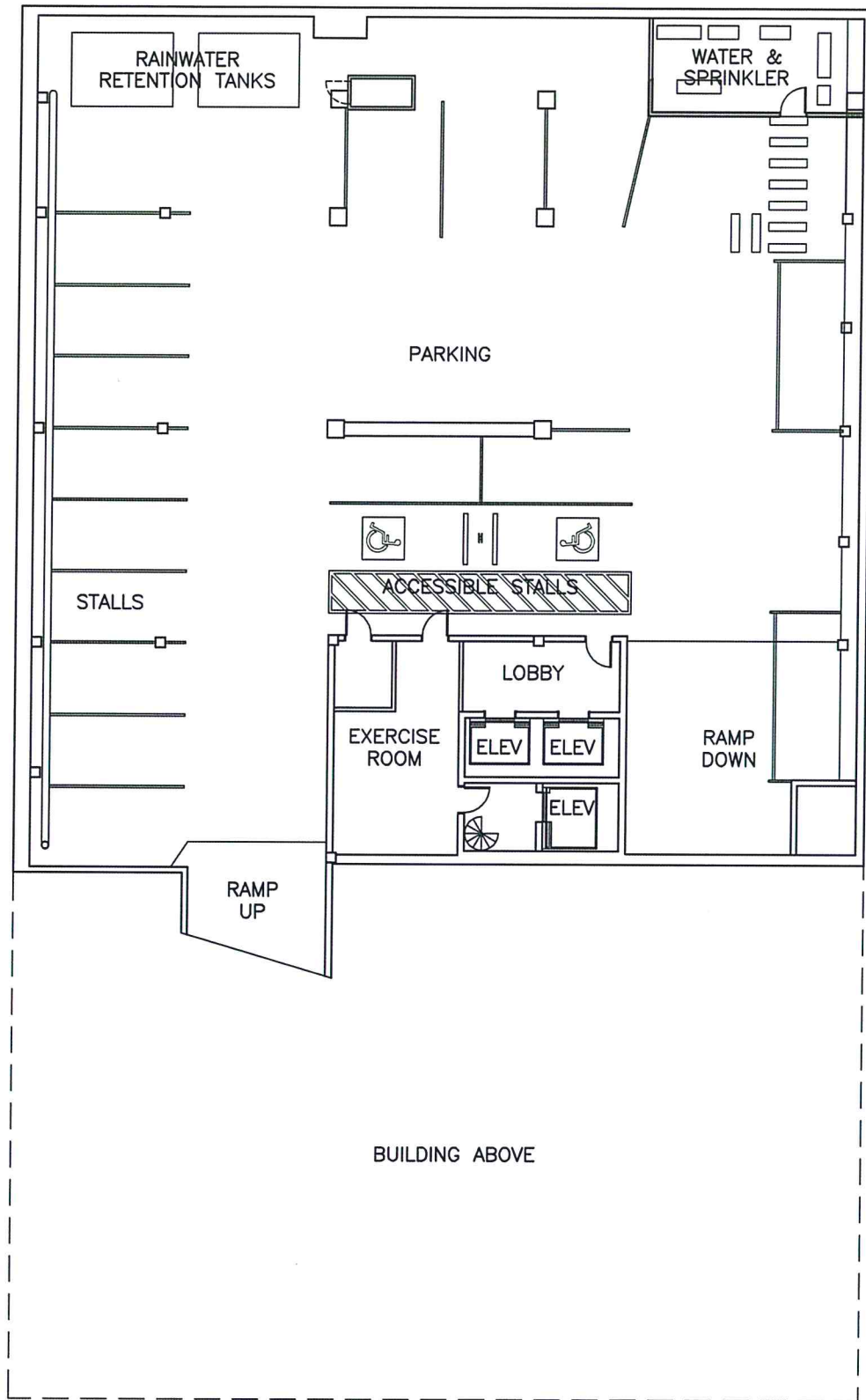


1"=40' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

SITE/VICINITY PLAN
RIDPATH BUILDING

R-1

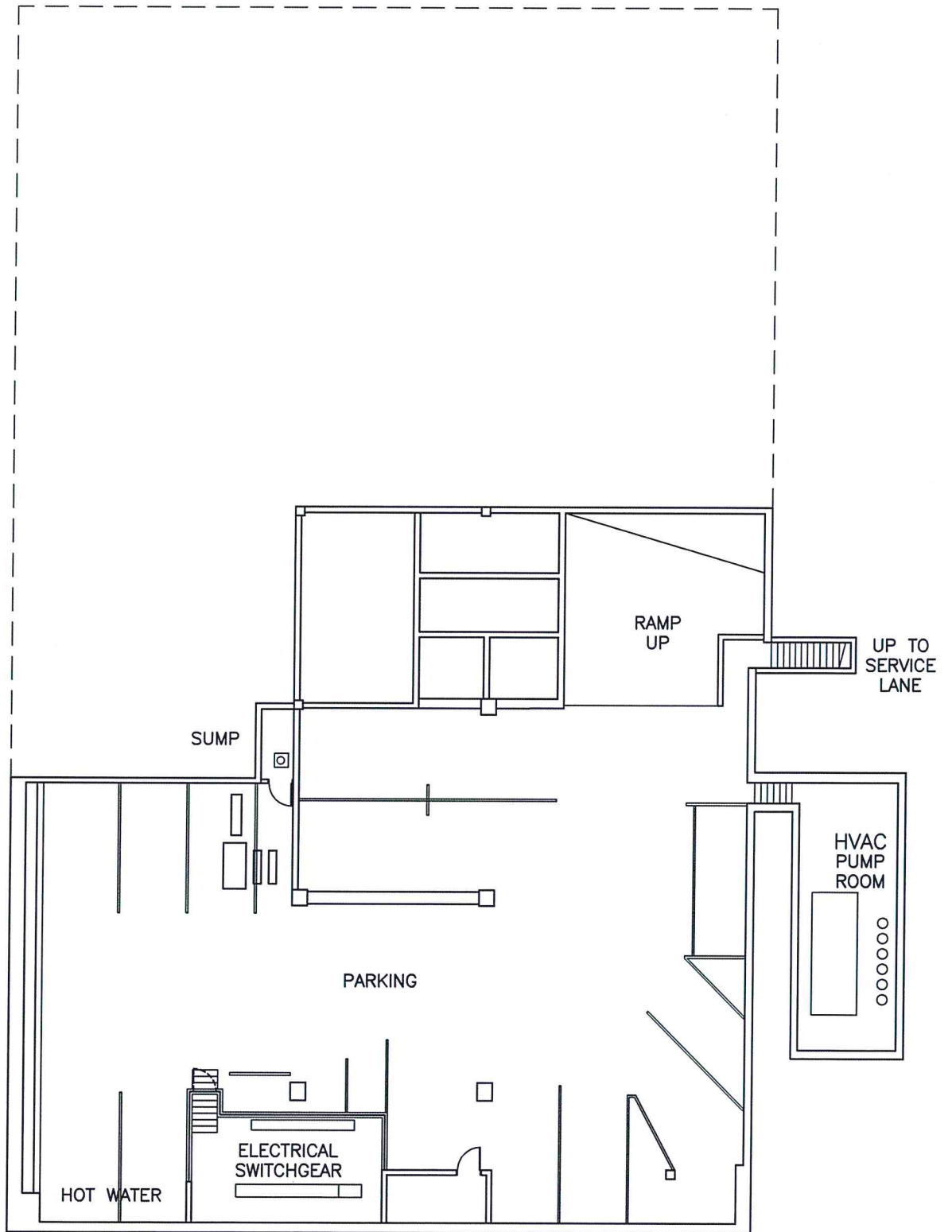


1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

L1 PARKING LEVEL PLAN
RIDPATH BUILDING

R-2

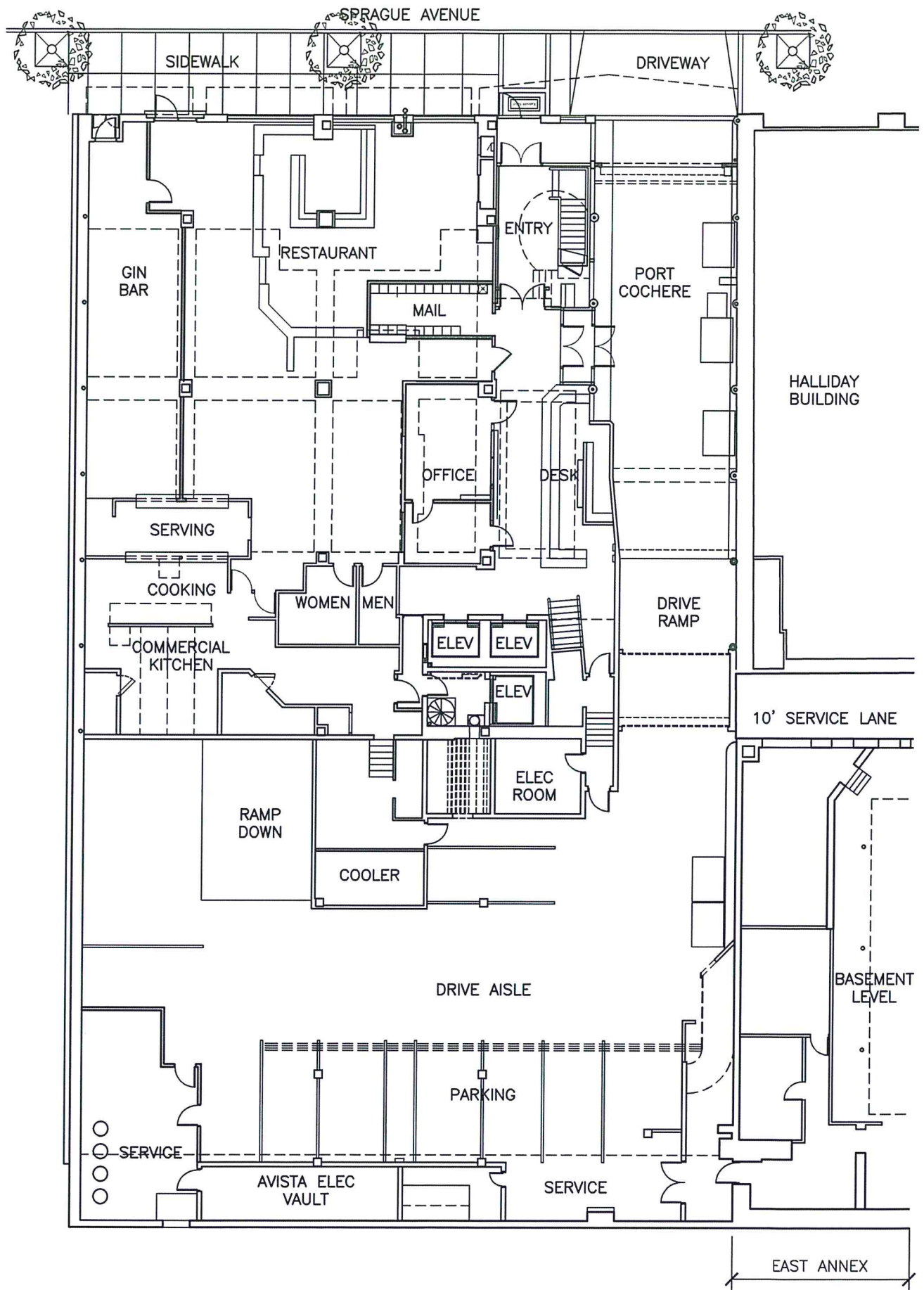


1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

L2 PARKING LEVEL PLAN
RIDPATH BUILDING

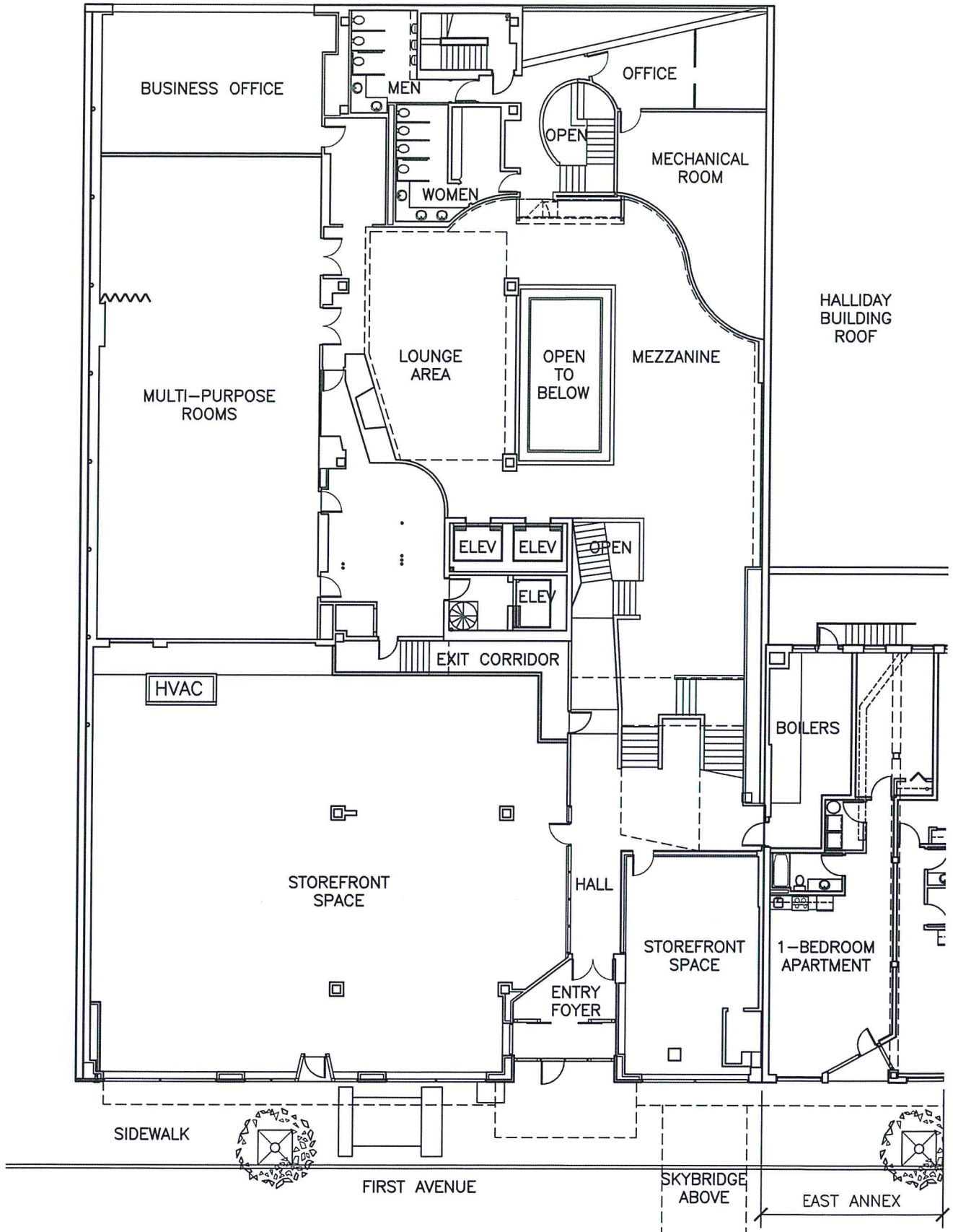
R-3



1"=20' SCALE
515 W SPRAGUE AVENUE SPOKANE WA

1st FLOOR PLAN
RIDPATH BUILDING

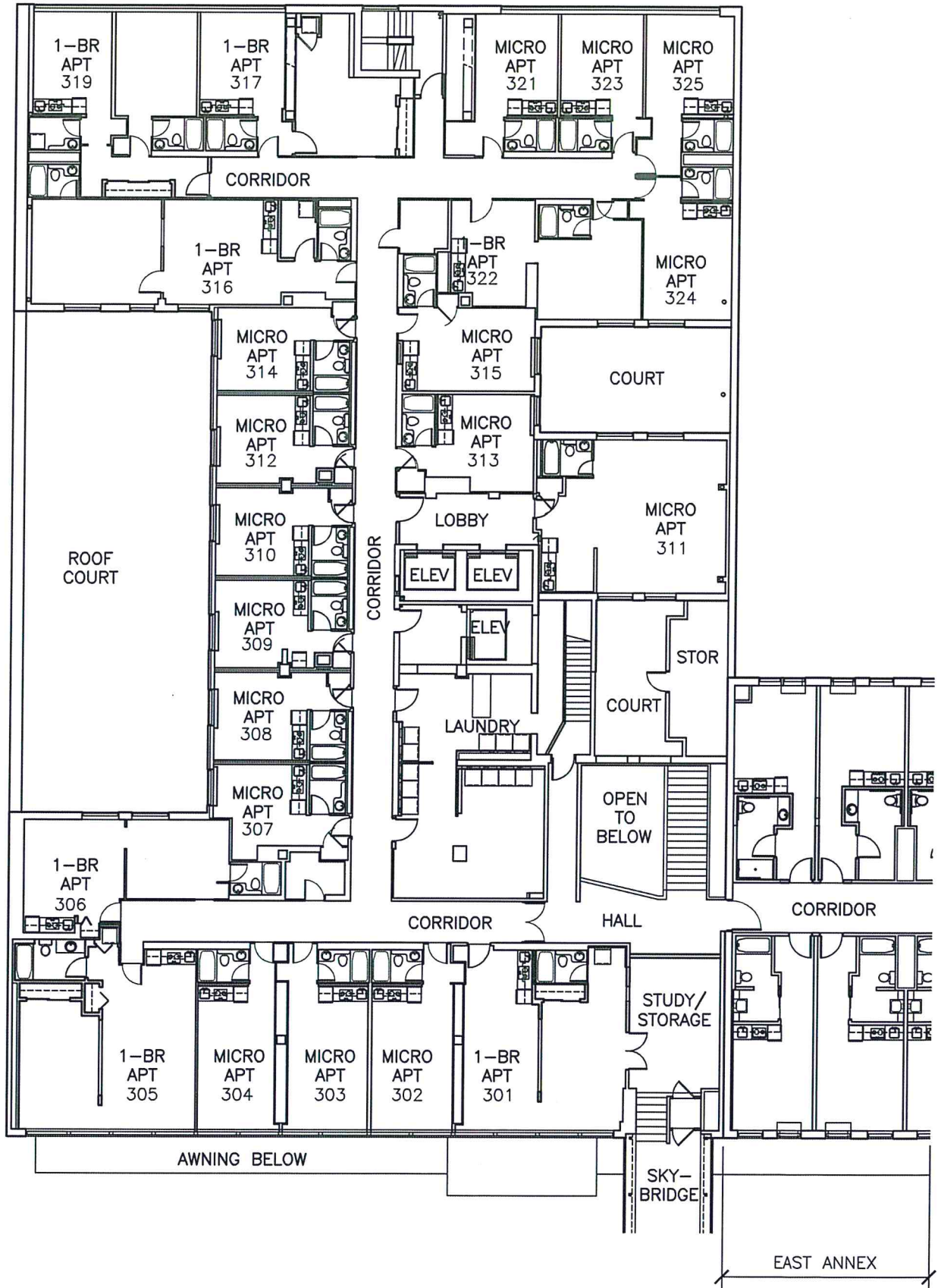
R-4



1"=20' SCALE
515 W SPRAGUE AVENUE SPOKANE WA

2nd FLOOR PLAN
RIDPATH BUILDING

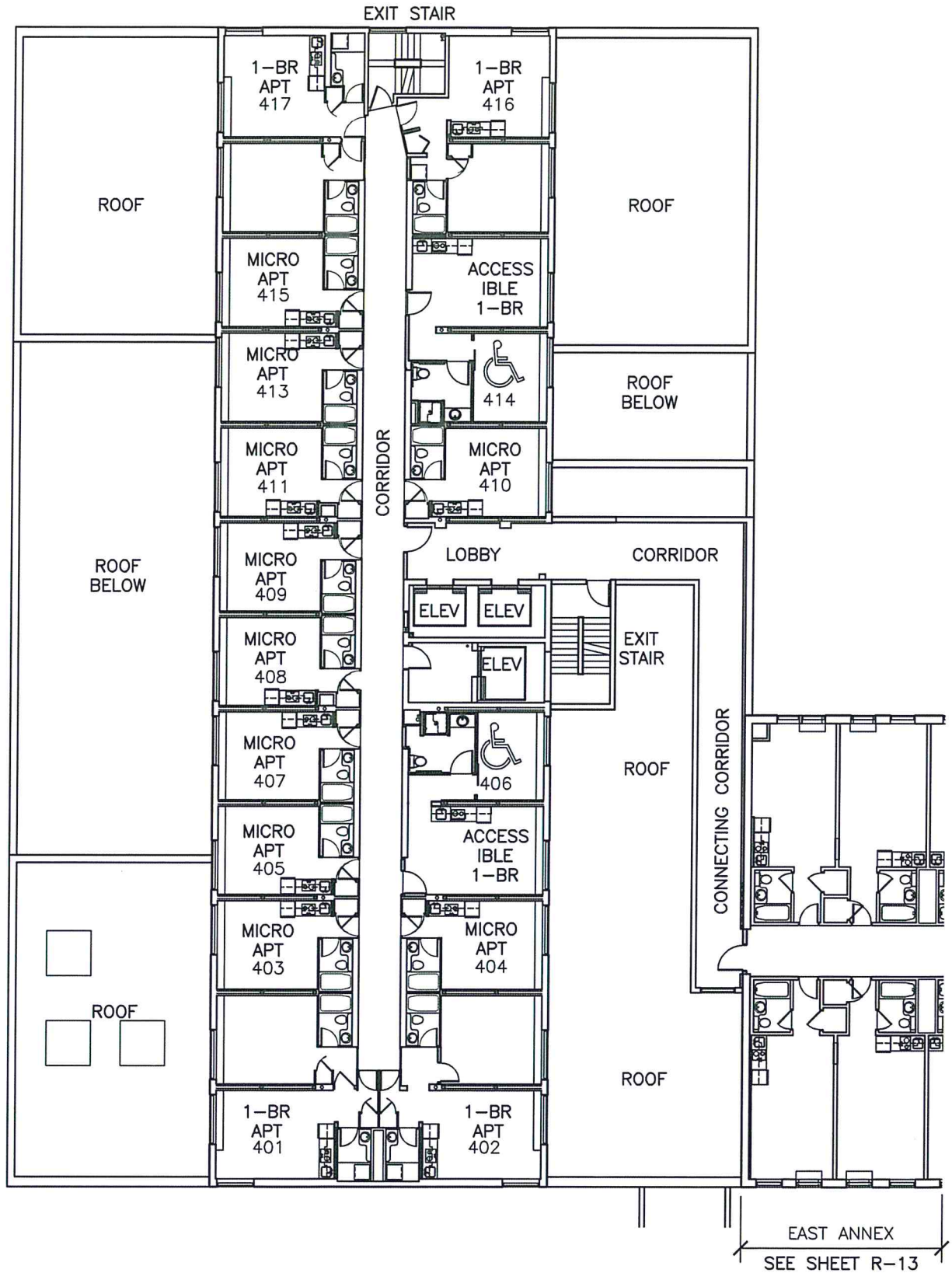
R-5



1"=20' SCALE
515 W SPRAGUE AVENUE SPOKANE WA

3rd FLOOR PLAN
RIDPATH BUILDING

R-6



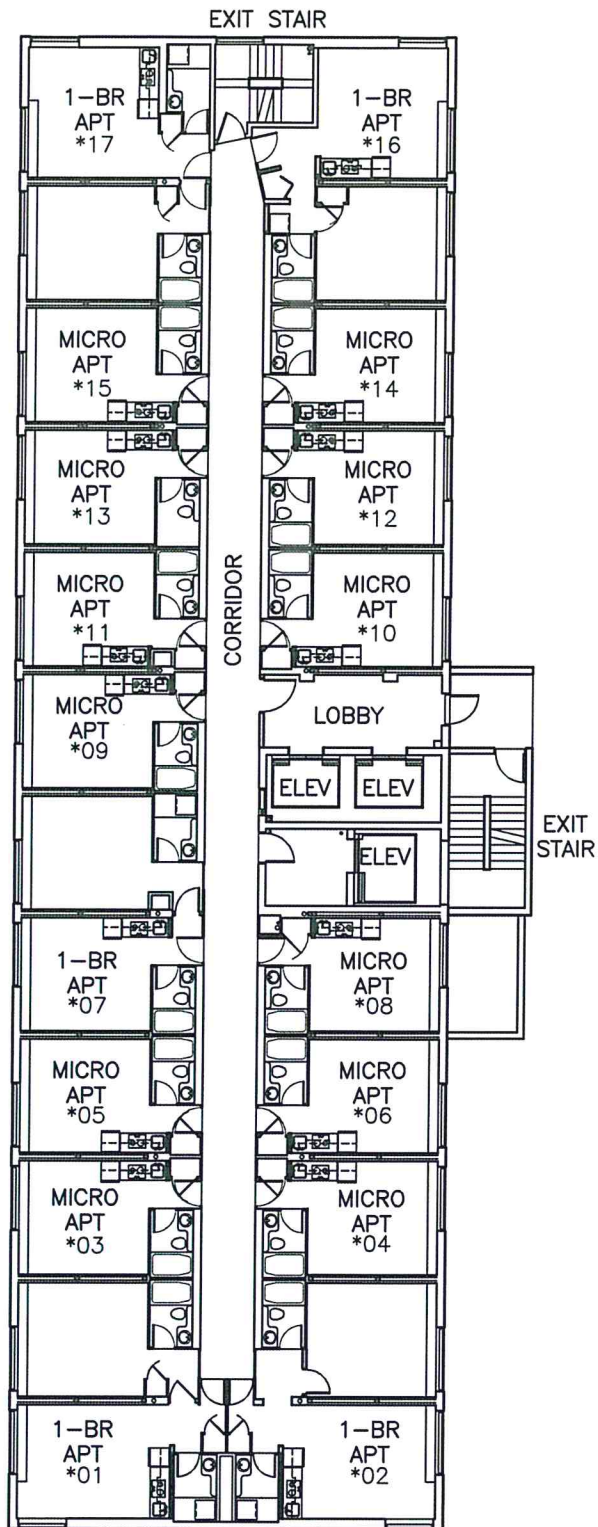
1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

4th FLOOR PLAN - 5th SIMILAR

RIDPATH BUILDING

R-7



* ## = ROOM NUMBER PER FLOOR
605, 705, 805 ETC.



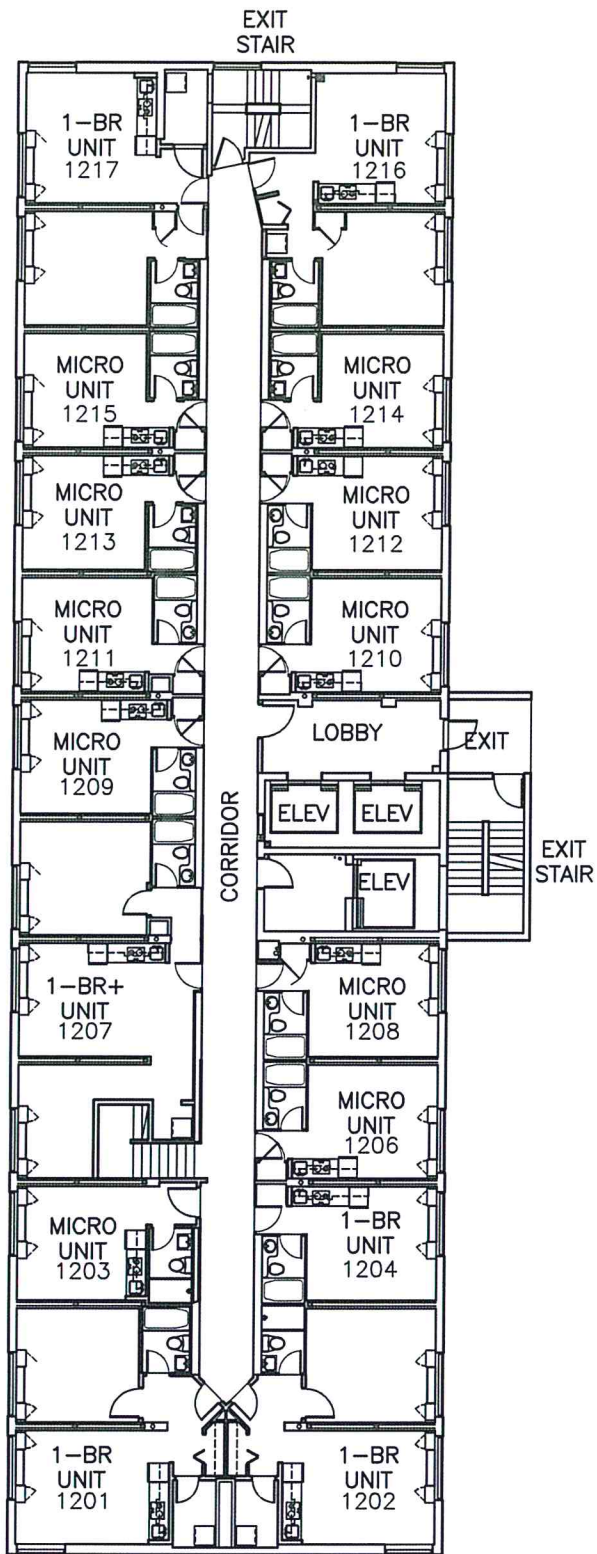
1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

6th to 11th FLOOR PLANS

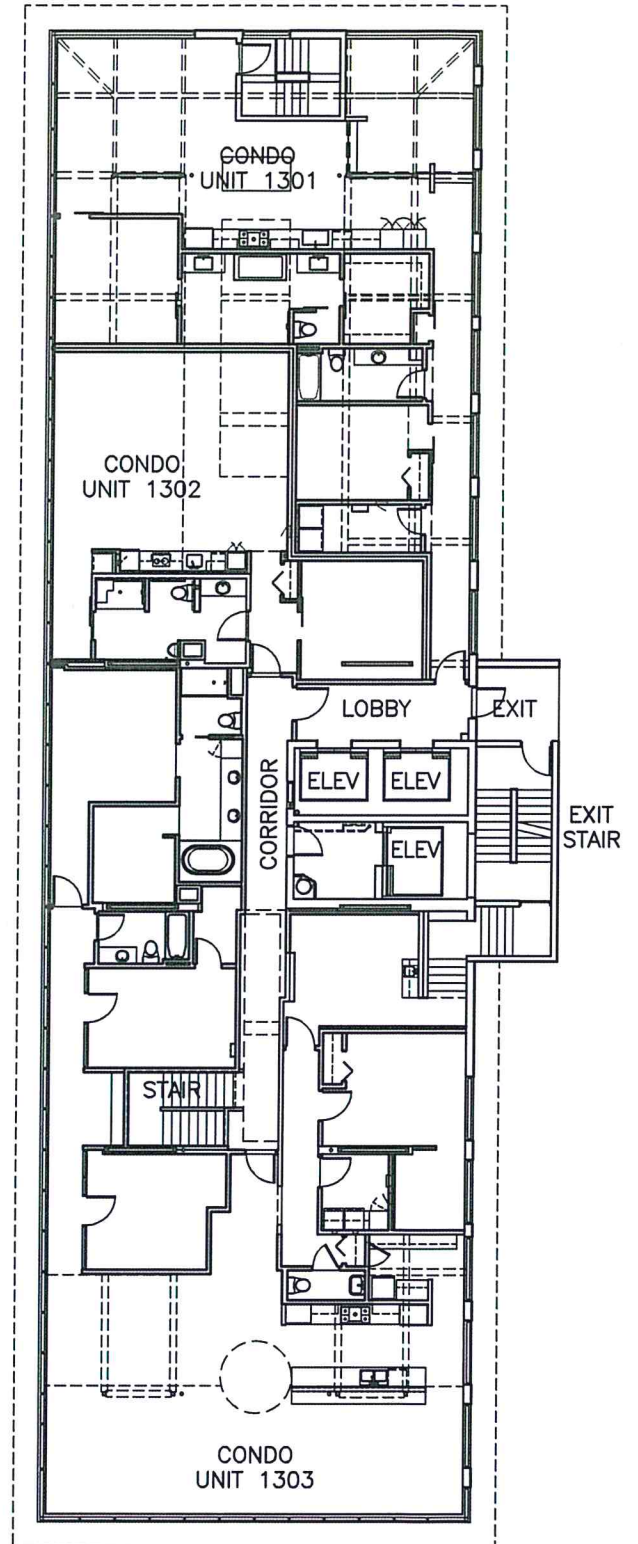
RIDPATH BUILDING

R-9



12th FLOOR

FLOORS 12 & 13 ARE
SEPARATELY OWNED -
NOT IN THE RCA APT'S



12th FLOOR

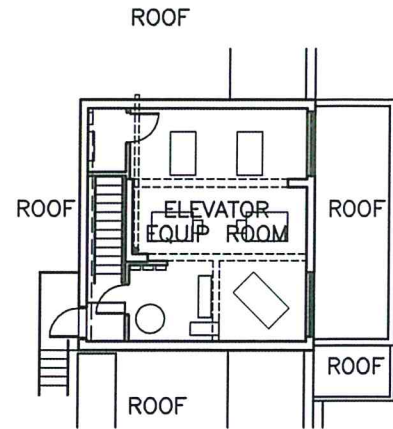
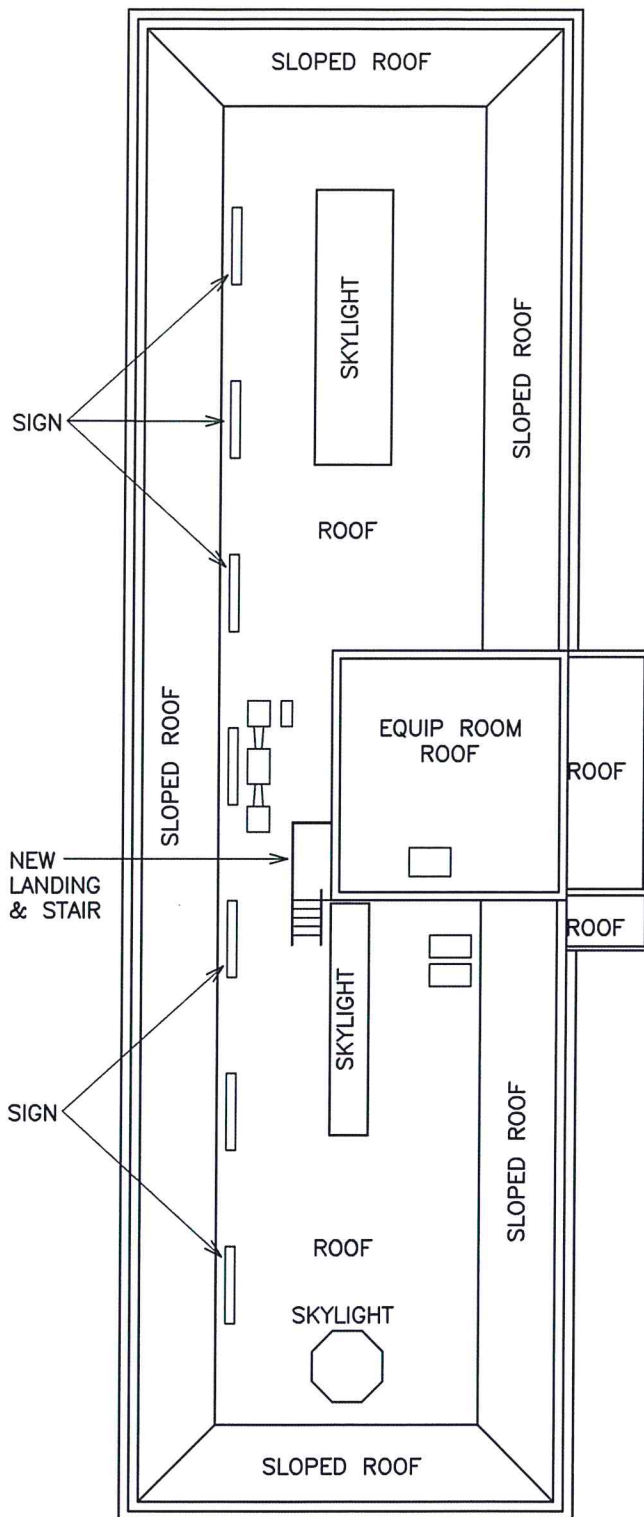


1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

12th & 13th FLOOR PLANS
RIDPATH BUILDING

R-10



15th FLOOR



14th FLOOR



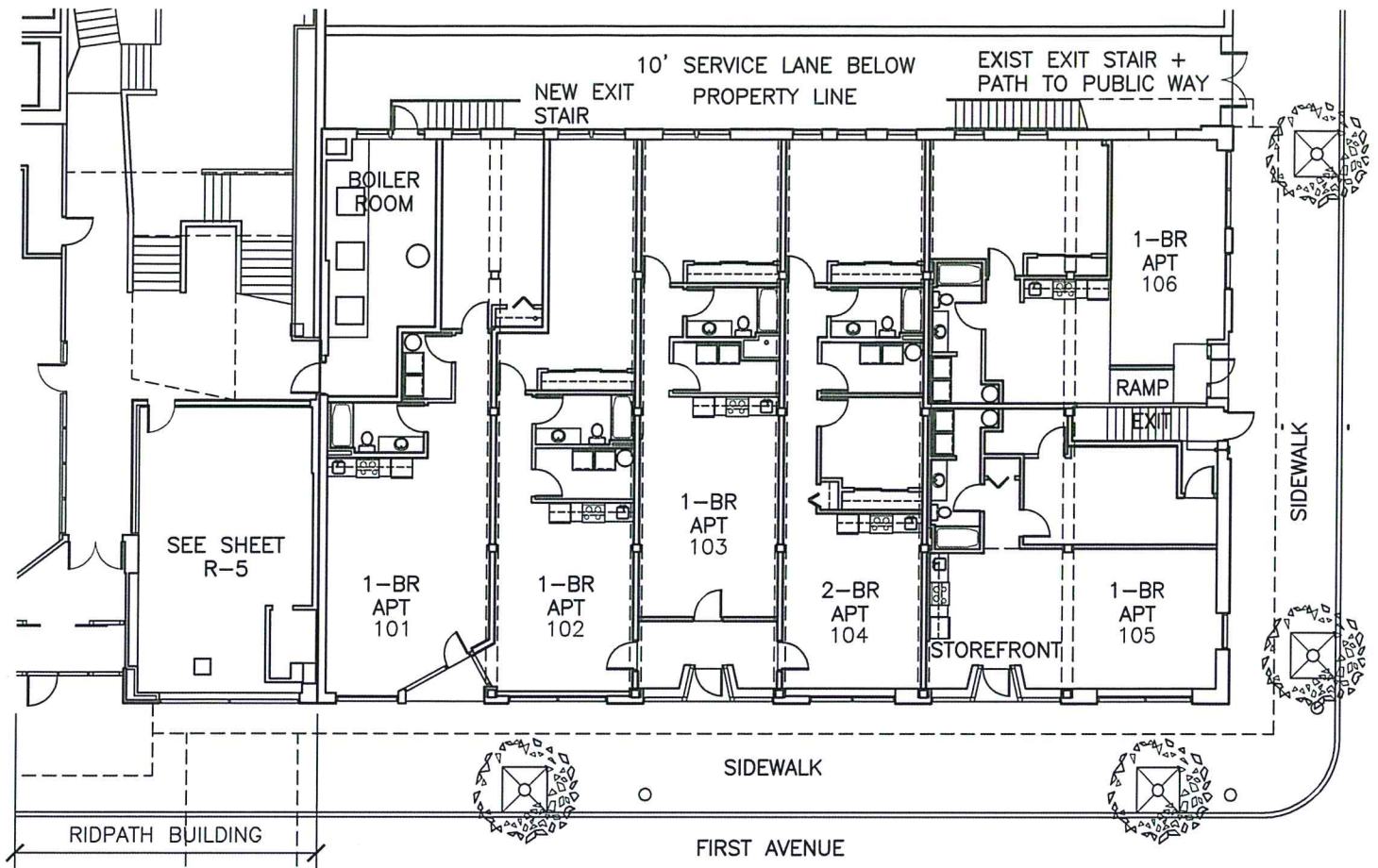
NORTH

1"=20' SCALE

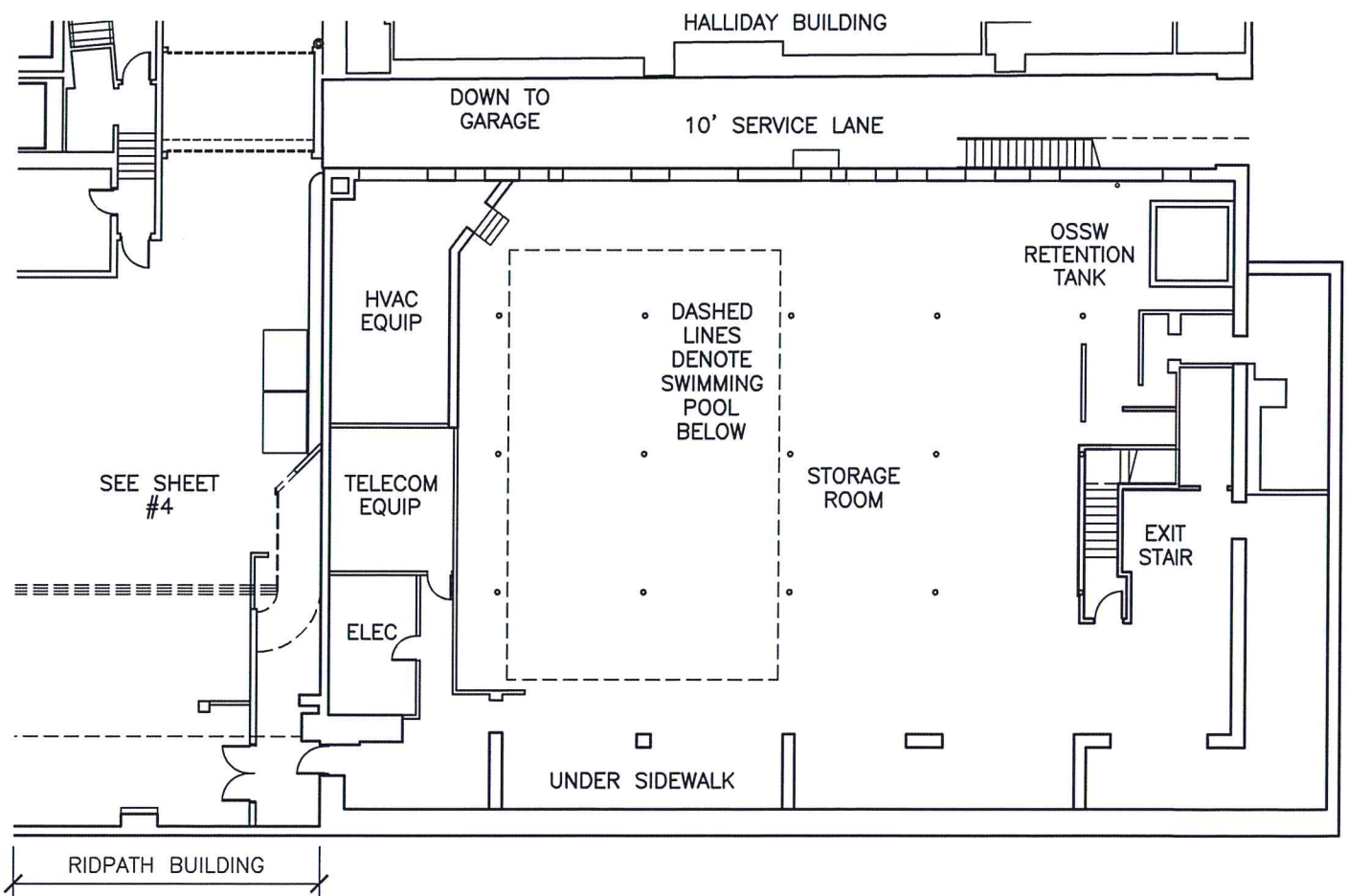
515 W SPRAGUE AVENUE

ROOF PLAN & PENTHOUSE PLANS
RIDPATH BUILDING

R-11



ANNEX FIRST FLOOR PLAN

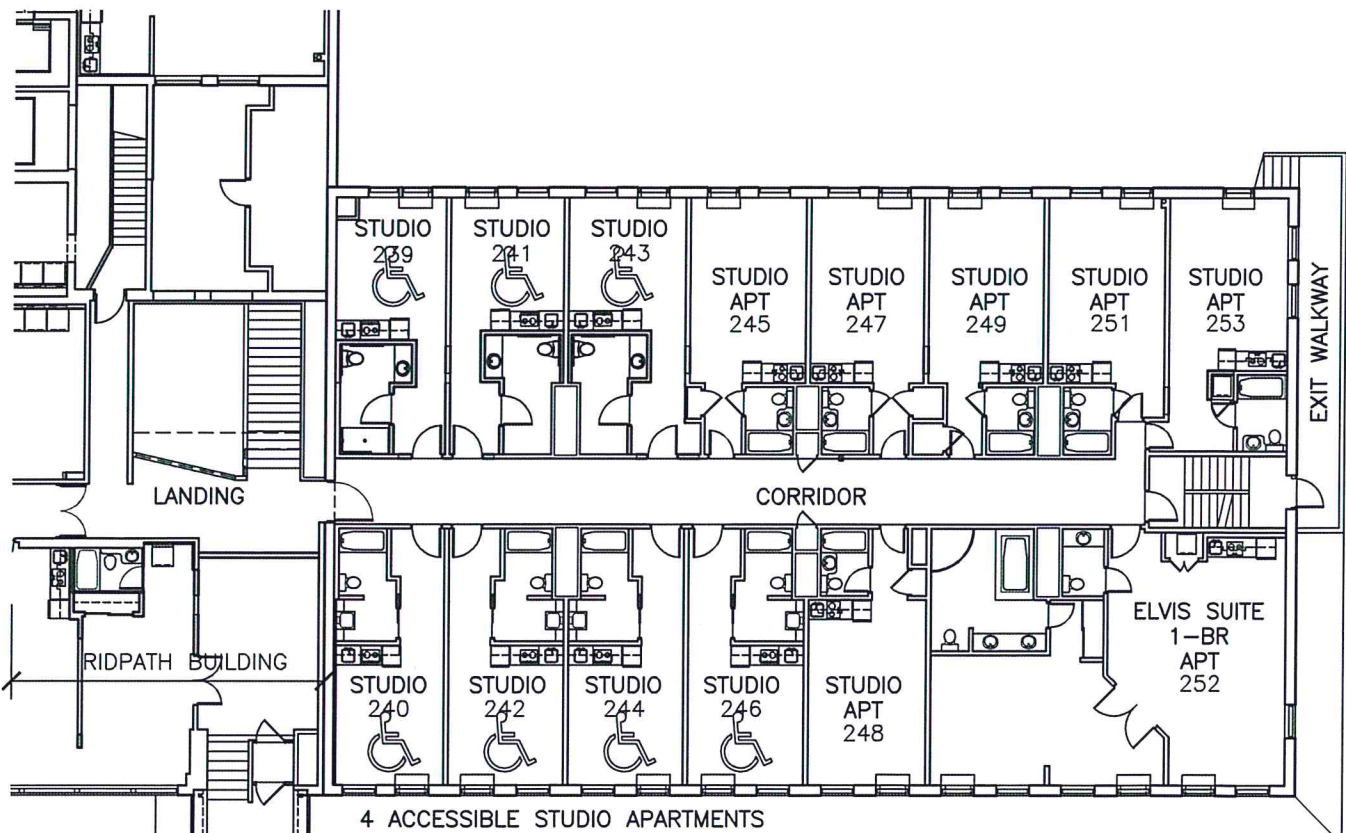


1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

BASEMENT LEVEL PLAN
EAST ANNEX BUILDING

R-12



1"=20' SCALE

515 W SPRAGUE AVENUE SPOKANE WA

2nd FLOOR PLAN
EAST ANNEX BUILDING

R-13

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT	in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
BAKER CONSTRUCTION RENOVATION COSTS					
01 General Requirements				107,159.55	
1.0 administrative, supervision, general labor, engineering, etc.		20,811.71			
1.4 special inspections, permits, etc.		669.04			
1.5 field office, job site utilities, barriers and enclosures, etc.		6,411.15			
1.6 equipment rental, tools, fuel costs, etc.		2,392.64			
1.7 cleaning, dumpster and disposal fees, project closeout		76,875.01			
02 Existing Conditions				39,205.70	
1.0 site work, selective demo, disposal, etc.		4,521.96			
2.0 HAZMAT abatement, remediation, etc.		0.00			prior to 24 month
2.2 shoring, sanitary sewer, utilities, fencing, etc.		34,683.74			
03 Concrete				0.00	
3.3 concrete placing and finish		0.00			prior to 24 month
04 Masonry				10,917.88	
4.1 masonry repair and restoration		10,917.88			
05 Metals				34,414.43	
5.1 structural metal framing, fasteners, etc.		1,107.51			
5.4 metal, stairs, ladders, fabrications, etc.		33,306.92			
06 Wood & Plastics				135,087.49	
6.0 rough carpentry		1,920.72			
6.1 framing, sheathing, etc.		2,254.69			
6.4 woodwork, cabinets, etc.		130,912.08			

COST COMPONENT	in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
07 Thermal & Moisture				201,832.64	
7.3 roof coverings		4,569.11			
7.5 roofing: membrane, cold bituminous, fluid applied, etc.		191,365.88			
7.7 roof accessories		2,190.52			
7.9 caulking and sealants		3,707.13			
08 Openings				95,292.28	
8.0 door and hardware install		27,839.71			
8.1 metal doors and frames		0.00			
8.2 wood doors and frames		27,136.59			
8.3 special doors and grilles		2,303.51			
8.4 entrances and storefronts		11,070.51			
8.5 windows		8,445.04			
8.7 hardware and accessories		18,496.92			
09 Finishes				472,913.65	
9.2 gypsum plaster and sheetrock		168,997.80			
9.3 ceramic tile		9,065.00			
9.5 acoustical ceilings		7,203.36			
9.6 flooring and carpet		155,837.17			
9.9 painting, coatings and wall coverings		131,810.32			
10 Specialties				73,784.30	
10.1 toilet compartments and accesories		14,982.17			
10.5 fire estinguishers		9,743.13			
10.6 postal specialties		27,729.00			
10.9 bike racks and specialty items		21,330.00			

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT	in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
11 Equipment				143,019.94	
11.1 laundry equipment		41,489.20			
11.4 food service equipment and appliances		101,530.74			
12 Furnishings		0.00		0.00	not used in Baker scope
13 Fire Suppression Systems				189,626.85	
13.9 wet pipe fire sprinkler system		189,626.85			
14 Conveying Systems				29,975.92	
14.2 elevators		29,975.92			
15 Mechanical Systems				303,888.73	
15.3 refrigeration systems and equipment		49,133.37			
15.4 plumbing		114,130.31			
15.5 HVAC		66,296.78			
15.6 heaters and packaged cooling units		74,328.27			
16 Electrical Systems				104,034.29	
16.1 electrical		97,257.50			
16.5 lighting		6,776.79			
40 Change Orders	within the 24 month recapture			1,720,298.49	
#5 12.1 window blinds	42,819.35	85,876.88			
15.4 plumbing	43,057.53				
#7 10.7 interior signage	4,987.09	12,810.95			
15.4 plumbing	7,823.86				
#8 9.2 gypsum plaster and sheetrock		8,142.49			

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT				in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
#9	15.4	plumbing		39,233.00	120,669.90			
	15.7	hydronic piping		1,757.97				
	16.1	electrical		11,912.45				
	16.7	telecom and wifi		67,766.48				
#10	2.0	HAZMAT abatement, remediation		48,850.81	77,632.40			
	15.6	packaged fan coil units		28,781.59				
#11	1.2	permits and bonds		13,261.17	495,453.19			
	8.0	door hardware and install		70,737.06				
	15.4	plumbing		25,172.92				
	15.5	HVAC incl hydronics		66,397.53				
	15.6	packaged fan coil units		205,153.33				
	16.1	electrical		114,731.18				
#12	1.2	permits and bonds		4,145.79	173,737.83			
	6.2	framing, sheathing, etc.		6,610.00				
	7.3	roof coverings		5,700.00				
	9.2	gypsum plaster and sheetrock		92,283.49				
	9.5	acoustical ceilings		18,622.31				
	16.1	electrical		46,376.24				
#13	9.2	gypsum plaster and sheetrock		13,769.67	208,371.08			
	9.9	painting and wall coverings		70,569.73				
	15.4	plumbing		42,842.57				
	15.5	HVAC		67,841.39				
	16.1	electrical		13,347.72				
#14	6.2	framing, sheathing, etc.		19,266.62	191,856.06			
	9.9	painting and wall coverings		32,570.64				
	12.1	window blinds		3,026.88				

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT			in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
15.3	refrigeration systems		92,320.53				
15.4	plumbing		44,671.39				
15.5	HVAC						
#15	6.2	framing, sheathing, etc.	977.13	133,914.23			
	9.2	gypsum plaster and sheetrock	3,419.93				
15.4	plumbing		26,655.82				
15.5	HVAC		9,329.31				
16.1	electrical		93,532.04				
#16	1.0	administrative (credit)	-29,237.79	578,443.49			
	1.5	job site utilities	40,939.37				
	1.6	equipment rental, tools, etc.	28,419.83				
	3.9	concrete repairs	12,684.11				
	7.3	roof coverings	4,906.08				
	8.0	door hardware and install	14,833.98				
	9.9	painting, wall coverings and finishes	190,632.20				
15.4	plumbing		37,756.51				
16.1	electrical		188,617.57				
16.5	lighting		20,867.74				
16.7	fire alarm systems		68,023.89				
		C.O. sales tax adjustment		-366,610.01			avoids double count
45	Contract Adjustment					-20,000.00	
45.1	Adjustment	agreement with Baker		-20,000.00			
50	Retainage					479,128.93	
50.1	Retainage			479,128.93			
55	Washington State Sales Tax			362,578.55		362,578.55	draws 11 to 22

BAKER CONSTRUCTION TOTAL:

4,483,159.62

0.00

\$4,483,159.62

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT	in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
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60 OWNER PROVIDED and CONTRACTED RENOVATION COSTS

costs include sales tax

Draw Requisition 22

1.0	selective demo, disposal, etc.	SH Drywall + M&L	28,958.27	672,009.08	primarily garage area
1.7	cleaning, disposal fees, project closeout	Mackin & Little	986.95		
3.9	concrete repair	specTec	7,207.58		
8.3	special doors and grilles	Spokane Overhead Door	18,348.57		
15.6	packaged cooling units	Mackin & Little	510,115.57		building changeout
16.1	electrical	Lakeside Electric	15,893.27		
16.8	security systems	access unlimited	83,998.87		
70.3	project fees	Pacifica Law Group	6,500.00		WSHFC legl fees

Draw Requisition 25

1.0	site work, selective demo, disposal, etc.	Mackin & Little	190.51	675,421.40	prep for refuse equip
1.8	water damage restoration	Belfor Restoration	350,000.00		
5.4	metal, stairs, ladders, fabrications, etc.	Mackin & Little	2,488.51		service alley gate
8.3	special doors and grilles	Spokane Overhead Door	24,385.01		
9.2	gypsum plaster and sheetrock	SH Drywall	40,988.44		office + unit rebuild
9.9	painting, coatings and wall coverings	Mills Painting	20,464.00		garage painting
		Spec Tec Coatings	3,196.22		garage painting
10.6	postal specialties	Mail Boxes. Etc.	2,357.03		
13.9	wet pipe fire sprinkler system	Inland Empire Fire	4,828.00		
15.4	plumbing	Mackin & Little	10,324.38		
15.5	HVAC	Complete Heating	802.94		restaurant MAU
15.6	packaged cooling units	Mackin & Little	3,430.49		
16.1	electrical	Lakeside Electric	69,334.21		office + misc upgrades
		Triumph Electric	28,934.21		vertical sign + misc
16.5	lighting	Lakeside Electric	11,219.71		exterior lighting

RIDPATH RENOVATION

PROJECT COST SUMMARY

for SPECIAL VALUATION

COST COMPONENT		in the 24 month recapture	BAKER CONSTR	OWNER/ OTHER	DIVISION TOTAL	COMMENTS
16.8	security systems	access unlimited		40,837.50		
70.1	project fees	National Park Service		3,250.00		
		RW2 Consulting		5,860.00		project management
		Tidwell + Stewart Title		6,610.10		project close out fees
		Chase Bank		20,920.14		Q2 LOC fees
75.0	Additional project funding	R4 Capital		25,000.00		
Draw Requisition 26					114,467.50	
1.4	special inspections	Moran Construction Consultants		1,900.00		restoration construction
1.8	water damage restoration	Belfor Restoration		73,705.52		restoration construction
14.2	elevators	Vertical Options		9,850.00		
16.1	electrical vertical sign restoration	Triumph Electric		8,651.88		
16.1	fire alarm system	Lakeside Electric				
70.1	project fees	Tidwell + Stewart Title		11,610.10		project close out fees
		US Bank		8,750.00		project close out fees
Draw Requisition					250,000.00	
1.8	water damage restoration	Belfor Restoration		250,000.00		dated July 2, 2019 restoration construction
OWNER EXPENDITURE TOTAL:			0.00	1,711,897.98	\$1,711,897.98	
PROJECT TOTAL:					\$6,195,057.60	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 2
INVOICE #: 786702
PERIOD TO: 6/30/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner		
TOTAL	ADDITIONS	DEDUCTIONS
Approved this Month		
Number	Date Approved	
TOTALS	\$ -	\$ -
Net change by Change Orders	\$	-

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 7/5/17

ORIGINAL CONTRACT SUM	\$ 7,666,402.00
Net change by Change Orders	\$ -
CONTRACT SUM TO DATE	\$ 7,666,402.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 281,278.03	\$ 211,371.03
2. PLUS: STATE SALES TAX @ 8.8%	\$ 24,785.46	\$ 24,785.46
3. SUBTOTAL	\$ 306,063.49	\$ 236,156.49
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (14,063.90)	\$ (14,063.90)
5. NET AMOUNT DUE	\$ 291,999.59	\$ 222,092.59

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public: [Signature]
My Commission Expires: 04-14-2021

County of: Spokane



ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____
This

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 6/30/2017

PERIOD TO: 6/30/2017

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1.012	Blue Prints	2,666.00		377.82		377.82	14.17%	2,288.18	18.89
1.022	Engineering Services	21,330.00		-		-	0.00%	21,330.00	-
1.031	General Labor	51,192.00		752.80		752.80	1.47%	50,439.20	37.64
1.051	Supervision Labor	105,583.00		9,408.82		9,408.82	8.91%	96,174.18	470.44
1.053	Supervision Mileage	5,332.00		552.73		552.73	10.37%	4,779.27	27.64
1.065	Bond	69,908.00	69,907.00	1.00		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00		-		-	0.00%	3,199.00	-
1.470	Special Inspections	5,994.00		-		-	0.00%	5,994.00	-
1.502	Temporary Power	3,733.00		-		-	0.00%	3,733.00	-
1.503	Temp. Construction/Barricades	5,332.00		1,064.99		1,064.99	19.97%	4,267.01	53.25
1.507	Project ID and Signs	2,837.00		532.50		532.50	18.77%	2,304.50	26.62
1.509	Portable Toilet Rental	3,199.00		266.25		266.25	8.32%	2,932.75	13.31
1.511	Mobile Telephone	2,304.00		239.62		239.62	10.40%	2,064.38	11.98
1.513	Temporary Heat	11,198.00		-		-	0.00%	11,198.00	-
1.522	Field Offices & Sheds	7,039.00		639.00		639.00	9.08%	6,400.00	31.95
1.560	Temp Barriers & Enclosures	5,439.00		-		-	0.00%	5,439.00	-
1.604	Equipment Rental	15,358.00		-		-	0.00%	15,358.00	-
1.605	Consumable Small Tools	10,665.00		1,597.49		1,597.49	14.98%	9,067.51	79.87
1.611	On Road Fuel Costs	7,679.00		53.26		53.26	0.69%	7,625.74	2.66
1.701	Jobsite Daily Clean-up Labor	11,571.00		429.43		429.43	3.71%	11,141.57	21.47
1.702	Final Clean-up	58,657.00		-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00		143.77		143.77	0.54%	26,518.23	7.19
1.707	Punch List Items	7,999.00		-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00		-		-	0.00%	31,995.00	-
2.022	Demolition Labor & Disposal	72,980.00		-		-	0.00%	72,980.00	-
2.152	Hazardous Material Abatement	365,745.00		-		-	0.00%	365,745.00	-
2.195	Remediation Soil Stabilization	21,330.00		-		-	0.00%	21,330.00	-
2.250	Shoring & Underpinning	21,330.00		-		-	0.00%	21,330.00	-
2.530	Sanitary Sewerage	21,330.00		-		-	0.00%	21,330.00	-
2.765	Asphalt Striping	3,199.00		-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00		-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 6/30/2017

PERIOD TO: 6/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
				THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00		-		-	0.00%	18,664.00	-
4.100	Masonry	26,662.00		-		-	0.00%	26,662.00	-
5.040	Screws/Clips/Anchors	7,999.00		-		-	0.00%	7,999.00	-
5.100	Structural Metal Framing	26,837.00		-		-	0.00%	26,837.00	-
5.510	Metal Stairs & Ladders	44,046.00		-		-	0.00%	44,046.00	-
6.100	Rough Carpentry	14,856.00		-		-	0.00%	14,856.00	-
6.110	Wood Framing	111,982.00		-		-	0.00%	111,982.00	-
6.160	Sheathing	26,883.00		-		-	0.00%	26,883.00	-
6.400	Architectural Woodwork	496,751.00		-		-	0.00%	496,751.00	-
7.330	Roof Coverings	68,437.00		-		-	0.00%	68,437.00	-
7.500	Membrane Roofing	65,269.00		-		-	0.00%	65,269.00	-
7.520	Cold Applied Bituminous Roofin	15,997.00		-		-	0.00%	15,997.00	-
7.560	Fluid Applied Roofing	134,476.00		-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00		-		-	0.00%	4,853.00	-
7.930	Caulking	10,665.00		-		-	0.00%	10,665.00	-
8.095	Door / Hardware Install	41,529.00		-		-	0.00%	41,529.00	-
8.100	Metal Doors & Frames	21,639.00		-		-	0.00%	21,639.00	-
8.210	Wood Doors	43,300.00		-		-	0.00%	43,300.00	-
8.350	Folding Doors & Grilles	17,277.00		-		-	0.00%	17,277.00	-
8.450	All Glass Entrances & Storefro	26,662.00		-		-	0.00%	26,662.00	-
8.500	Windows	13,331.00		-		-	0.00%	13,331.00	-
8.700	Hardware	74,504.00		-		-	0.00%	74,504.00	-
9.210	Gypsum Plaster	53,325.00		-		-	0.00%	53,325.00	-
9.252	Sheetrock	379,671.00		-		-	0.00%	379,671.00	-
9.310	Ceramic Tile	9,065.00		-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00		-		-	0.00%	15,997.00	-
9.650	Resilient Flooring	44,166.00		-		-	0.00%	44,166.00	-
9.680	Carpet	353,159.00		-		-	0.00%	353,159.00	-
9.720	Wall Covering	15,997.00		-		-	0.00%	15,997.00	-
9.900	Paints & Coatings	136,302.00		-		-	0.00%	136,302.00	-
9.912	Painting	39,087.00		-		-	0.00%	39,087.00	-
10.162	Toilet Compartments/Stalls	15,997.00		-		-	0.00%	15,997.00	-

CONTINUATION SHEET

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Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 6/30/2017

PERIOD TO: 6/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00		-		-	0.00%	12,131.00	-
10.550	Postal Specialties	27,729.00		-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00		-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00		-		-	0.00%	104,131.00	-
11.400	Food Service Equipment	303,182.00		-		-	0.00%	303,182.00	-
13.930	Wet Pipe Fire Suppression Spr	505,091.00		-		-	0.00%	505,091.00	-
14.200	Elevators	388,602.00		195,311.56		195,311.56	50.26%	193,290.44	9,765.58
15.302	Refrigeration	102,383.00		-		-	0.00%	102,383.00	-
15.402	Plumbing	657,774.00		-		-	0.00%	657,774.00	-
15.502	HVAC	179,565.00		-		-	0.00%	179,565.00	-
15.540	Fuel Fired Heaters	15,997.00		-		-	0.00%	15,997.00	-
15.640	Packaged Cooling Towers	426,597.00		-		-	0.00%	426,597.00	-
16.102	Electrical	912,917.00		-		-	0.00%	912,917.00	-
16.500	Lighting	25,722.00		-		-	0.00%	25,722.00	-
	Washington State Sales Tax	620,077.00	-	24,785.46		24,785.46	4.00%	595,291.54	-
	TOTALS	7,666,402.00	69,907.00	236,156.49	-	306,063.49	3.99%	7,360,338.51	14,063.90

Ridpath Club Apartments - Draw No. 2
Lien Release listing

Item	Vendor	Invoice	Amount	Total	
102	Baker Construction	Ap 1	222,092.59	222,092.59	separate attachment
104	Baker Construction		69,907.00	69,907.00	separate attachment
220	DCI Engineers	105852	4,495.00		attached
220	DCI Engineers	106539	6,785.00		attached
220	DCI Engineers	106907	3,855.00		attached
220	DCI Engineers	107522	993.67		attached
220	DCI Engineers	10573	5,520.00		attached
220	Trindera	171060-1	6,613.75		attached
220	Trindera	17160-2	3,203.75		attached
220	Trindera	17160-3	260.00	31,726.17	attached

323,725.76

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 3
INVOICE #: 786703
PERIOD TO: 7/31/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1	7/25/2017	\$ 79,675.95
1 -WSST	7/25/2017	\$ 7,011.48
TOTALS	\$ 86,687.43	\$ -
Net change by Change Orders	\$	86,687.43

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: Reed Candler Date: 7/31/17

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

ORIGINAL CONTRACT SUM	\$ 7,753,089.43
Net change by Change Orders	\$ 86,687.43
CONTRACT SUM TO DATE	\$ 7,839,776.86

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 568,238.26	\$ 286,960.23
2. PLUS: STATE SALES TAX @ 8.8%	\$ 50,037.96	\$ 25,252.50
3. SUBTOTAL	\$ 618,276.22	\$ 312,212.73
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (28,411.91)	\$ (14,063.90)
5. NET AMOUNT DUE	\$ 589,864.31	\$ 298,148.83

State of: WASHINGTON

Subscribed and sworn to before me this day

Notary Public:

My Commission Expires: 3/21/2018

County of: Spokane

July 31, 2017
Notary Public
State of Washington
JENNIFER A. WEASER
MY COMMISSION EXPIRES
MARCH 21, 2018

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 7/31/2017

PERIOD TO: 7/31/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	377.82	159.75		537.57	20.16%	2,128.43	26.88
1.022	Engineering Services	21,330.00	-	133.12		133.12	0.62%	21,196.88	6.66
1.031	General Labor	51,192.00	752.80	-		752.80	1.47%	50,439.20	37.64
1.051	Supervision Labor	105,583.00	9,408.82	1,883.74		11,292.55	10.70%	94,290.45	564.63
1.053	Supervision Mileage	5,332.00	552.73	532.50		1,085.23	20.35%	4,246.77	54.26
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	-	319.50		319.50	9.99%	2,879.50	15.97
1.470	Special Inspections	5,994.00	-	-		-	0.00%	5,994.00	-
1.502	Temporary Power	3,733.00	-	798.74		798.74	21.40%	2,934.26	39.94
1.503	Temp. Construction/Barricades	5,332.00	1,064.99	1,597.49		2,662.48	49.93%	2,669.52	133.12
1.507	Project ID and Signs	2,837.00	532.50	415.35		947.84	33.41%	1,889.16	47.39
1.509	Portable Toilet Rental	3,199.00	266.25	-		266.25	8.32%	2,932.75	13.31
1.511	Mobile Telephone	2,304.00	239.62	122.47		362.10	15.72%	1,941.90	18.10
1.513	Temporary Heat	11,198.00	-	-		-	0.00%	11,198.00	-
1.522	Field Offices & Sheds	7,039.00	639.00	639.00		1,277.99	18.16%	5,761.01	63.90
1.560	Temp Barriers & Enclosures	5,439.00	-	1,277.99		1,277.99	23.50%	4,161.01	63.90
1.604	Equipment Rental	15,358.00	-	2,671.84		2,671.84	17.40%	12,686.16	133.59
1.605	Consumable Small Tools	10,665.00	1,597.49	-		1,597.49	14.98%	9,067.51	79.87
1.611	On Road Fuel Costs	7,679.00	53.26	476.14		529.40	6.89%	7,149.60	26.47
1.701	Jobsite Daily Clean-up Labor	11,571.00	429.43	532.50		961.92	8.31%	10,609.08	48.10
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	143.77	2,453.51		2,597.28	9.74%	24,064.72	129.86
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	-	-		-	0.00%	31,995.00	-
2.022	Demolition Labor & Disposal	72,980.00	-	-		-	0.00%	72,980.00	-
2.152	Hazardous Material Abatement	365,745.00	-	47,621.14		47,621.14	13.02%	318,123.86	2,381.06
2.195	Remediation Soil Stabilization	21,330.00	-	-		-	0.00%	21,330.00	-
2.250	Shoring & Underpinning	21,330.00	-	-		-	0.00%	21,330.00	-
2.530	Sanitary Sewerage	21,330.00	-	-		-	0.00%	21,330.00	-
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

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Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 7/31/2017

PERIOD TO: 7/31/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	-	-	-	-	0.00%	18,664.00	-
4.100	Masonry	26,662.00	-	-	-	-	0.00%	26,662.00	-
5.040	Screws/Clips/Anchors	7,999.00	-	798.74	-	798.74	9.99%	7,200.26	39.94
5.100	Structural Metal Framing	26,837.00	-	-	-	-	0.00%	26,837.00	-
5.510	Metal Stairs & Ladders	44,046.00	-	-	-	-	0.00%	44,046.00	-
6.100	Rough Carpentry	14,856.00	-	1,277.99	-	1,277.99	8.60%	13,578.01	63.90
6.110	Wood Framing	111,982.00	-	14,017.23	-	14,017.23	12.52%	97,964.77	700.86
6.160	Sheathing	26,883.00	-	3,874.35	-	3,874.35	14.41%	23,008.65	193.72
6.400	Architectural Woodwork	496,751.00	-	158,917.66	-	158,917.66	31.99%	337,833.34	7,945.88
7.330	Roof Coverings	68,437.00	-	-	-	-	0.00%	68,437.00	-
7.500	Membrane Roofing	65,269.00	-	-	-	-	0.00%	65,269.00	-
7.520	Cold Applied Bituminous Roofin	15,997.00	-	-	-	-	0.00%	15,997.00	-
7.560	Fluid Applied Roofing	134,476.00	-	-	-	-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	-	-	-	-	0.00%	4,853.00	-
7.930	Caulking	10,665.00	-	-	-	-	0.00%	10,665.00	-
8.095	Door / Hardware Install	41,529.00	-	-	-	-	0.00%	41,529.00	-
8.100	Metal Doors & Frames	21,639.00	-	-	-	-	0.00%	21,639.00	-
8.210	Wood Doors	43,300.00	-	-	-	-	0.00%	43,300.00	-
8.350	Folding Doors & Grilles	17,277.00	-	-	-	-	0.00%	17,277.00	-
8.450	All Glass Entrances & Storefro	26,662.00	-	-	-	-	0.00%	26,662.00	-
8.500	Windows	13,331.00	-	-	-	-	0.00%	13,331.00	-
8.700	Hardware	74,504.00	-	-	-	-	0.00%	74,504.00	-
9.210	Gypsum Plaster	53,325.00	-	-	-	-	0.00%	53,325.00	-
9.252	Sheetrock	379,671.00	-	-	-	-	0.00%	379,671.00	-
9.310	Ceramic Tile	9,065.00	-	-	-	-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	-	-	-	-	0.00%	15,997.00	-
9.650	Resilient Flooring	44,166.00	-	-	-	-	0.00%	44,166.00	-
9.680	Carpet	353,159.00	-	-	-	-	0.00%	353,159.00	-
9.720	Wall Covering	15,997.00	-	-	-	-	0.00%	15,997.00	-
9.900	Paints & Coatings	136,302.00	-	-	-	-	0.00%	136,302.00	-
9.912	Painting	39,087.00	-	-	-	-	0.00%	39,087.00	-
10.162	Toilet Compartments/Stalls	15,997.00	-	-	-	-	0.00%	15,997.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 7/31/2017

PERIOD TO: 7/31/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	-	-		-	0.00%	12,131.00	-
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	-	-		-	0.00%	104,131.00	-
11.400	Food Service Equipment	303,182.00	-	-		-	0.00%	303,182.00	-
13.930	Wet Pipe Fire Suppression Spr	505,091.00	-	-		-	0.00%	505,091.00	-
14.200	Elevators	388,602.00	195,311.56	-		195,311.56	50.26%	193,290.44	9,765.58
15.302	Refrigeration	102,383.00	-	-		-	0.00%	102,383.00	-
15.402	Plumbing	657,774.00	-	-		-	0.00%	657,774.00	-
15.502	HVAC	179,565.00	-	-		-	0.00%	179,565.00	-
15.540	Fuel Fired Heaters	15,997.00	-	-		-	0.00%	15,997.00	-
15.640	Packaged Cooling Towers	426,597.00	-	-		-	0.00%	426,597.00	-
16.102	Electrical	912,917.00	-	19,527.12		19,527.12	2.14%	893,389.88	976.36
16.500	Lighting	25,722.00	-	-		-	0.00%	25,722.00	-
	Washington State Sales Tax	620,077.00	24,785.46	22,884.21		47,669.67	7.69%	572,407.33	
CO#1	Change Order #1	79,675.95		26,912.36		26,912.36	33.78%	52,763.59	1,345.62
	WSST on Change Order #1	7,011.48		2,368.29		2,368.29	33.78%	4,643.19	
	TOTALS	7,753,089.43	306,063.49	312,212.73	-	618,276.22	7.97%	7,134,813.21	28,411.91

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 5
INVOICE #: 786705
PERIOD TO: 9/30/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		103,814.70	
Approved this Month			
Number	Date Approved		
4	9/27/2017	\$ 24,624.64	
WSST	9/27/2017	\$ 2,166.97	
TOTALS		\$ 130,606.31	\$ -
Net change by Change Orders		\$	130,606.31

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By:  Date: 9/28/17

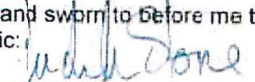
ARCHITECTS CERTIFICATE OF PAYMENT

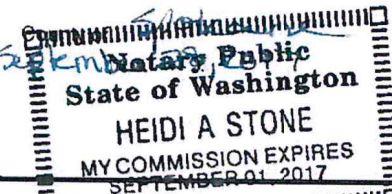
In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

ORIGINAL CONTRACT SUM	\$ 7,666,402.00
Net change by Change Orders	\$ 130,606.31
CONTRACT SUM TO DATE	\$ 7,797,008.31

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 1,299,810.76	\$ 493,382.25
2. PLUS: STATE SALES TAX @ 8.8%	\$ 114,416.33	\$ 43,417.64
3. SUBTOTAL	\$ 1,414,227.09	\$ 536,799.89
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (64,990.54)	\$ (24,669.11)
5. NET AMOUNT DUE	\$ 1,349,236.56	\$ 512,130.78

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public: 
My Commission Expires: 9-1-2017



AMOUNT CERTIFIED 512,130.78

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:  Date: 9/30/17
This

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5

APPLICATION DATE: 9/30/2017

PERIOD TO: 9/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	537.57	637.06		1,174.62	44.06%	1,491.38	58.73
1.022	Engineering Services	21,330.00	133.12	824.99		958.11	4.49%	20,371.89	47.91
1.031	General Labor	51,192.00	752.80	2,972.22		3,725.02	7.28%	47,466.98	186.25
1.051	Supervision Labor	105,583.00	13,955.03	8,319.91		22,274.95	21.10%	83,308.05	1,113.75
1.053	Supervision Mileage	5,332.00	1,085.23	1,608.61		2,693.83	50.52%	2,638.17	134.69
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	319.50	325.29		644.79	20.16%	2,554.21	32.24
1.470	Special Inspections	5,994.00	-	-		-	0.00%	5,994.00	-
1.502	Temporary Power	3,733.00	798.74	-		798.74	21.40%	2,934.26	39.94
1.503	Temp. Construction/Barricades	5,332.00	2,662.48	543.57		3,206.05	60.13%	2,125.95	160.30
1.507	Project ID and Signs	2,837.00	947.84	11.59		959.43	33.82%	1,877.57	47.97
1.509	Portable Toilet Rental	3,199.00	266.25	237.49		503.74	15.75%	2,695.26	25.19
1.511	Mobile Telephone	2,304.00	545.81	327.49		873.29	37.90%	1,430.71	43.66
1.513	Temporary Heat	11,198.00	-	-		-	0.00%	11,198.00	-
1.522	Field Offices & Sheds	7,039.00	1,538.70	11.59		1,550.29	22.02%	5,488.71	77.51
1.560	Temp Barriers & Enclosures	5,439.00	1,277.99	-		1,277.99	23.50%	4,161.01	63.90
1.604	Equipment Rental	15,358.00	2,671.84	-		2,671.84	17.40%	12,686.16	133.59
1.605	Consumable Small Tools	10,665.00	1,597.49	94.51		1,692.00	15.86%	8,973.00	84.60
1.611	On Road Fuel Costs	7,679.00	650.05	590.98		1,241.03	16.16%	6,437.97	62.05
1.701	Jobsite Daily Clean-up Labor	11,571.00	961.92	1,172.05		2,133.97	18.44%	9,437.03	106.70
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	2,905.51	1,381.70		4,287.21	16.08%	22,374.79	214.36
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	-	-		-	0.00%	31,995.00	-
2.022	Demolition Labor & Disposal	72,980.00	40,842.47	6,443.40		47,285.86	64.79%	25,694.14	2,364.29
2.152	Hazardous Material Abatement	365,745.00	128,441.41	119,968.26		248,409.67	67.92%	117,335.33	12,420.48
2.195	Remediation Soil Stabilization	21,330.00	-	-		-	0.00%	21,330.00	-
2.250	Shoring & Underpinning	21,330.00	-	-		-	0.00%	21,330.00	-
2.530	Sanitary Sewerage	21,330.00	-	-		-	0.00%	21,330.00	-
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5

APPLICATION DATE: 9/30/2017

PERIOD TO: 9/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	-	2,178.55		2,178.55	11.67%	16,485.45	108.93
4.100	Masonry	26,662.00	-	-		-	0.00%	26,662.00	-
5.040	Screws/Clips/Anchors	7,999.00	798.74	-		798.74	9.99%	7,200.26	39.94
5.100	Structural Metal Framing	26,837.00	-	-		-	0.00%	26,837.00	-
5.510	Metal Stairs & Ladders	44,046.00	-	89.15		89.15	0.20%	43,956.85	4.46
6.100	Rough Carpentry	14,856.00	1,277.99	319.50		1,597.49	10.75%	13,258.51	79.87
6.110	Wood Framing	111,982.00	56,029.36	14,234.66		70,264.02	62.75%	41,717.98	3,513.20
6.160	Sheathing	26,883.00	3,874.35	-		3,874.35	14.41%	23,008.65	193.72
6.400	Architectural Woodwork	496,751.00	158,917.66	1,216.95		160,134.61	32.24%	336,616.39	8,006.73
7.330	Roof Coverings	68,437.00	-	-		-	0.00%	68,437.00	-
7.500	Membrane Roofing	65,269.00	-	-		-	0.00%	65,269.00	-
7.520	Cold Applied Bituminous Roofin	15,997.00	-	76.18		76.18	0.48%	15,920.82	3.81
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	-	-		-	0.00%	4,853.00	-
7.930	Caulking	10,665.00	-	65.39		65.39	0.61%	10,599.61	3.27
8.095	Door / Hardware Install	41,529.00	-	-		-	0.00%	41,529.00	-
8.100	Metal Doors & Frames	21,639.00	-	-		-	0.00%	21,639.00	-
8.210	Wood Doors	43,300.00	-	-		-	0.00%	43,300.00	-
8.350	Folding Doors & Grilles	17,277.00	-	-		-	0.00%	17,277.00	-
8.450	All Glass Entrances & Storefro	26,662.00	-	-		-	0.00%	26,662.00	-
8.500	Windows	13,331.00	-	-		-	0.00%	13,331.00	-
8.700	Hardware	74,504.00	-	-		-	0.00%	74,504.00	-
9.210	Gypsum Plaster	53,325.00	-	128.79		128.79	0.24%	53,196.21	6.44
9.252	Sheetrock	379,671.00	-	30,998.21		30,998.21	8.16%	348,672.79	1,549.91
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	-	-		-	0.00%	15,997.00	-
9.650	Resilient Flooring	44,166.00	-	-		-	0.00%	44,166.00	-
9.680	Carpet	353,159.00	-	17,039.88		17,039.88	4.82%	336,119.12	851.99
9.720	Wall Covering	15,997.00	-	-		-	0.00%	15,997.00	-
9.900	Paints & Coatings	136,302.00	-	-		-	0.00%	136,302.00	-
9.912	Painting	39,087.00	-	-		-	0.00%	39,087.00	-
10.162	Toilet Compartments/Stalls	15,997.00	-	-		-	0.00%	15,997.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5

APPLICATION DATE: 9/30/2017

PERIOD TO: 9/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	-	-	-	-	0.00%	12,131.00	-
10.550	Postal Specialties	27,729.00	-	-	-	-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-	-	-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	-	-	-	-	0.00%	104,131.00	-
11.400	Food Service Equipment	303,182.00	-	-	-	-	0.00%	303,182.00	-
13.930	Wet Pipe Fire Suppression Spr	505,091.00	-	15,974.89	15,974.89	15,974.89	3.16%	489,116.11	798.74
14.200	Elevators	388,602.00	199,567.10	31,311.85	230,878.95	230,878.95	59.41%	157,723.05	11,543.95
15.302	Refrigeration	102,383.00	-	-	-	-	0.00%	102,383.00	-
15.402	Plumbing	657,774.00	20,234.86	193,257.82	213,492.68	213,492.68	32.46%	444,281.32	10,674.63
15.502	HVAC	179,565.00	-	-	-	-	0.00%	179,565.00	-
15.540	Fuel Fired Heaters	15,997.00	-	-	-	-	0.00%	15,997.00	-
15.640	Packaged Cooling Towers	426,597.00	-	-	-	-	0.00%	426,597.00	-
16.102	Electrical	912,917.00	19,527.12	25,156.20	44,683.32	44,683.32	4.89%	868,233.68	2,234.17
16.500	Lighting	25,722.00	-	-	-	-	0.00%	25,722.00	-
	Washington State Sales Tax	620,077.00	64,539.36	42,021.65	106,561.01	106,561.01	17.19%	513,515.99	-
CO#1	Change Order #1	79,675.95	67,248.77	12,427.18	79,675.95	79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	5,917.89	1,093.59	7,011.48	7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	-	-	-	-	0.00%	6,152.80	-
	WSST on Change Order #2	541.45	-	-	-	-	0.00%	541.45	-
CO#3	Change Order #3	9,589.17	6,152.80	3,436.37	9,589.17	9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	541.45	302.40	843.85	843.85	100.00%	0.00	-
CO#4	Change Order #4	24,624.64	-	-	-	-	0.00%	24,624.64	-
	WSST on Change Order #4	2,166.97	-	-	-	-	0.00%	2,166.97	-
	TOTALS	7,797,008.31	877,427.21	536,799.89	-	1,414,227.09	18.14%	6,382,781.21	64,990.54

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 6
INVOICE #: 786706
PERIOD TO: 10/30/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		130,606.31	
Approved this Month			
Number	Date Approved		
TOTALS		\$ 130,606.31	\$ -
Net change by Change Orders		\$ 130,606.31	\$ 130,606.31

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By:  Date: 10/25/17

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

ORIGINAL CONTRACT SUM	\$ 7,666,402.00
Net change by Change Orders	\$ 130,606.31
CONTRACT SUM TO DATE	\$ 7,797,008.31

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 2,246,573.71	\$ 946,762.95
2. PLUS: STATE SALES TAX @ 8.8%	\$ 197,731.47	\$ 83,315.14
3. SUBTOTAL	\$ 2,444,305.18	\$ 1,030,078.09
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (112,328.69)	\$ (47,338.15)
5. NET AMOUNT DUE	\$ 2,331,976.50	\$ 982,739.94

State of: WASHINGTON

County of: Spokane
October 25, 2017

Subscribed and sworn to before me this day

Notary Public:

My Commission Expires: 3/21/2018

Notary Public
State of Washington

AMOUNT CERTIFIED 982,739.94

(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By:  This

Date: 10/26/2017

JENNIFER A. WEASER
MY COMMISSION EXPIRES
MARCH 21, 2018

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 6

APPLICATION DATE: 10/30/2017

PERIOD TO: 10/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	1,174.62			1,174.62	44.06%	1,491.38	58.73
1.022	Engineering Services	21,330.00	958.11	10,737.83		11,695.94	54.83%	9,634.06	584.80
1.031	General Labor	51,192.00	3,725.02	18,485.64		22,210.67	43.39%	28,981.33	1,110.53
1.051	Supervision Labor	105,583.00	22,274.95	14,557.81		36,832.76	34.89%	68,750.24	1,841.64
1.053	Supervision Mileage	5,332.00	2,693.83	883.48		3,577.31	67.09%	1,754.69	178.87
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	644.79			644.79	20.16%	2,554.21	32.24
1.470	Special Inspections	5,994.00	-	2,662.48		2,662.48	44.42%	3,331.52	133.12
1.502	Temporary Power	3,733.00	798.74	798.74		1,597.49	42.79%	2,135.51	79.87
1.503	Temp. Construction/Barricades	5,332.00	3,206.05			3,206.05	60.13%	2,125.95	160.30
1.507	Project ID and Signs	2,837.00	959.43			959.43	33.82%	1,877.57	47.97
1.509	Portable Toilet Rental	3,199.00	503.74			503.74	15.75%	2,695.26	25.19
1.511	Mobile Telephone	2,304.00	873.29	260.92		1,134.22	49.23%	1,169.78	56.71
1.513	Temporary Heat	11,198.00	-	3,194.98		3,194.98	28.53%	8,003.02	159.75
1.522	Field Offices & Sheds	7,039.00	1,550.29			1,550.29	22.02%	5,488.71	77.51
1.560	Temp Barriers & Enclosures	5,439.00	1,277.99			1,277.99	23.50%	4,161.01	63.90
1.604	Equipment Rental	15,358.00	2,671.84			2,671.84	17.40%	12,686.16	133.59
1.605	Consumable Small Tools	10,665.00	1,692.00	3,003.13		4,695.13	44.02%	5,969.87	234.76
1.611	On Road Fuel Costs	7,679.00	1,241.03	1,599.74		2,840.76	36.99%	4,838.24	142.04
1.701	Jobsite Daily Clean-up Labor	11,571.00	2,133.97			2,133.97	18.44%	9,437.03	106.70
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	4,287.21	4,594.13		8,881.35	33.31%	17,780.65	444.07
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	-	11,520.02		11,520.02	36.01%	20,474.98	576.00
2.022	Demolition Labor & Disposal	72,980.00	47,285.86	25,591.58		72,877.44	99.86%	102.56	3,643.87
2.152	Hazardous Material Abatement	365,745.00	248,409.67			248,409.67	67.92%	117,335.33	12,420.48
2.195	Remediation Soil Stabilization	21,330.00	-			-	0.00%	21,330.00	-
2.250	Shoring & Underpinning	21,330.00	-	-		-	0.00%	21,330.00	-
2.530	Sanitary Sewerage	21,330.00	-	-		-	0.00%	21,330.00	-
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 6

APPLICATION DATE: 10/30/2017

PERIOD TO: 10/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	2,178.55	12,687.49		14,866.04	79.65%	3,797.96	743.30
4.100	Masonry	26,662.00	-	7,987.44		7,987.44	29.96%	18,674.56	399.37
5.040	Screws/Clips/Anchors	7,999.00	798.74			798.74	9.99%	7,200.26	39.94
5.100	Structural Metal Framing	26,837.00	-	6,785.60		6,785.60	25.28%	20,051.40	339.28
5.510	Metal Stairs & Ladders	44,046.00	89.15	3,727.47		3,816.62	8.67%	40,229.38	190.83
6.100	Rough Carpentry	14,856.00	1,597.49	1,741.26		3,338.75	22.47%	11,517.25	166.94
6.110	Wood Framing	111,982.00	70,264.02	27,725.70		97,989.71	87.50%	13,992.29	4,899.49
6.160	Sheathing	26,883.00	3,874.35	6,642.66		10,517.00	39.12%	16,366.00	525.85
6.400	Architectural Woodwork	496,751.00	160,134.61			160,134.61	32.24%	336,616.39	8,006.73
7.330	Roof Coverings	68,437.00	-	63,867.89		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	-	7,987.44		7,987.44	12.24%	57,281.56	399.37
7.520	Cold Applied Bituminous Roofin	15,997.00	76.18	-		76.18	0.48%	15,920.82	3.81
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	-	-		-	0.00%	4,853.00	-
7.930	Caulking	10,665.00	65.39	1,064.99		1,130.38	10.60%	9,534.62	56.52
8.095	Door / Hardware Install	41,529.00	-	2,207.52		2,207.52	5.32%	39,321.48	110.38
8.100	Metal Doors & Frames	21,639.00	-	2,662.48		2,662.48	12.30%	18,976.52	133.12
8.210	Wood Doors	43,300.00	-	5,324.96		5,324.96	12.30%	37,975.04	266.25
8.350	Folding Doors & Grilles	17,277.00	-	-		-	0.00%	17,277.00	-
8.450	All Glass Entrances & Storefro	26,662.00	-	5,431.46		5,431.46	20.37%	21,230.54	271.57
8.500	Windows	13,331.00	-	851.99		851.99	6.39%	12,479.01	42.60
8.700	Hardware	74,504.00	-	-		-	0.00%	74,504.00	-
9.210	Gypsum Plaster	53,325.00	128.79	10,734.55		10,863.34	20.37%	42,461.66	543.17
9.252	Sheetrock	379,671.00	30,998.21	53,249.63		84,247.84	22.19%	295,423.16	4,212.39
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	-	2,662.48		2,662.48	16.64%	13,334.52	133.12
9.650	Resilient Flooring	44,166.00	-	16,741.68		16,741.68	37.91%	27,424.32	837.08
9.680	Carpet	353,159.00	17,039.88	105,810.21		122,850.09	34.79%	230,308.91	6,142.50
9.720	Wall Covering	15,997.00	-	3,727.47		3,727.47	23.30%	12,269.53	186.37
9.900	Paints & Coatings	136,302.00	-	-		-	0.00%	136,302.00	-
9.912	Painting	39,087.00	-	-		-	0.00%	39,087.00	-
10.162	Toilet Compartments/Stalls	15,997.00	-	-		-	0.00%	15,997.00	-

CONTINUATION SHEET

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Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 6
APPLICATION DATE: 10/30/2017
PERIOD TO: 10/30/2017

A	B		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
10.525	Fire Extinguishers	12,131.00	-	-		-	0.00%	12,131.00	-
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	-	-		-	0.00%	104,131.00	-
11.400	Food Service Equipment	303,182.00	-	5,932.01		5,932.01	1.96%	297,249.99	296.60
13.930	Wet Pipe Fire Suppression Spr	505,091.00	15,974.89	70,289.51		86,264.40	17.08%	418,826.60	4,313.22
14.200	Elevators	388,602.00	230,878.95	26,624.82		257,503.76	66.26%	131,098.24	12,875.19
15.302	Refrigeration	102,383.00	-	5,324.96		5,324.96	5.20%	97,058.04	266.25
15.402	Plumbing	657,774.00	213,492.68	66,677.17		280,169.85	42.59%	377,604.15	14,008.49
15.502	HVAC	179,565.00	-	65,981.62		65,981.62	36.75%	113,583.38	3,299.08
15.540	Fuel Fired Heaters	15,997.00	-	-		-	0.00%	15,997.00	-
15.640	Packaged Cooling Towers	426,597.00	-	22,798.39		22,798.39	5.34%	403,798.61	1,139.92
16.102	Electrical	912,917.00	44,683.32	205,651.99		250,335.31	27.42%	662,581.69	12,516.77
16.500	Lighting	25,722.00	-	5,324.96		5,324.96	20.70%	20,397.04	266.25
	Washington State Sales Tax	620,077.00	106,561.01	81,146.41		187,707.42	30.27%	432,369.58	
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	
CO#2	Change Order #2	6,152.80	-	4,792.47		4,792.47	77.89%	1,360.33	239.62
	WSST on Change Order #2	541.45	-	421.74		421.74	77.89%	119.71	
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	
CO#4	Change Order #4	24,624.64	-	19,852.15		19,852.15	80.62%	4,772.49	
	WSST on Change Order #4	2,166.97	-	1,746.99		1,746.99	80.62%	419.98	
	TOTALS	7,797,008.31	1,414,227.09	1,030,078.09	-	2,444,305.18	31.35%	5,352,703.13	111,336.08

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 7
INVOICE # 786707
PERIOD TO: 11/30/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		120,042.56	
Approved this Month			
Number	Date Approved		
5	11/21/2017	\$ 381,166.65	
TOTALS		\$ 501,209.21	\$ -
Net change by Change Orders		\$	501,209.21

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: Jud Stone Date: 12/7/17

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

ORIGINAL CONTRACT SUM	\$ 7,666,402.00
Net change by Change Orders	\$ 501,209.21
CONTRACT SUM TO DATE	\$ 8,167,611.21

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 3,539,695.87	\$ 1,293,122.17
2. PLUS: STATE SALES TAX @ 8.8%	\$ 311,526.22	\$ 113,794.75
3. SUBTOTAL	\$ 3,851,222.10	\$ 1,406,916.92
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (176,984.79)	\$ (64,656.11)
5. NET AMOUNT DUE	\$ 3,674,237.30	\$ 1,342,260.81

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public:

My Commission Expires:

County of: Spokane
7th December 2017
PEGGY S MIHLKE
NOTARY PUBLIC
COMM. EXPIRES
OCTOBER 27, 2020
STATE OF WASHINGTON

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703

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APPLICATION NUMBER: 7

APPLICATION DATE: 11/30/2017

PERIOD TO: 11/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	1,174.62	532.50		1,707.12	64.03%	958.88	85.36
1.022	Engineering Services	21,330.00	11,695.94	1,100.23		12,796.17	59.99%	8,533.83	639.81
1.031	General Labor	51,192.00	22,210.67	15,398.99		37,609.66	73.47%	13,582.34	1,880.48
1.051	Supervision Labor	105,583.00	36,832.76	14,352.70		51,185.46	48.48%	54,397.54	2,559.27
1.053	Supervision Mileage	5,332.00	3,577.31	905.24		4,482.55	84.07%	849.45	224.13
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	644.79	952.70		1,597.49	49.94%	1,601.51	79.87
1.470	Special Inspections	5,994.00	2,662.48	-		2,662.48	44.42%	3,331.52	133.12
1.502	Temporary Power	3,733.00	1,597.49	266.25		1,863.74	49.93%	1,869.26	93.19
1.503	Temp. Construction/Barricades	5,332.00	3,206.05	57.94		3,263.99	61.22%	2,068.01	163.20
1.507	Project ID and Signs	2,837.00	959.43	759.40		1,718.83	60.59%	1,118.17	85.94
1.509	Portable Toilet Rental	3,199.00	503.74	1,329.11		1,832.85	57.29%	1,366.15	91.64
1.511	Mobile Telephone	2,304.00	1,134.22	503.21		1,637.43	71.07%	666.57	81.87
1.513	Temporary Heat	11,198.00	3,194.98	4,478.84		7,673.81	68.53%	3,524.19	383.69
1.522	Field Offices & Sheds	7,039.00	1,550.29	1,381.02		2,931.31	41.64%	4,107.69	146.57
1.560	Temp Barriers & Enclosures	5,439.00	1,277.99	2,505.33		3,783.32	69.56%	1,655.68	189.17
1.604	Equipment Rental	15,358.00	2,671.84	4,817.37		7,489.21	48.76%	7,868.79	374.46
1.605	Consumable Small Tools	10,665.00	4,695.13	939.80		5,634.93	52.84%	5,030.07	281.75
1.611	On Road Fuel Costs	7,679.00	2,840.76	798.69		3,639.45	47.39%	4,039.55	181.97
1.701	Jobsite Daily Clean-up Labor	11,571.00	2,133.97	3,536.31		5,670.28	49.00%	5,900.72	283.51
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	8,881.35	2,512.94		11,394.28	42.74%	15,267.72	569.71
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	11,520.02	5,527.31		17,047.34	53.28%	14,947.66	852.37
2.022	Demolition Labor & Disposal	72,980.00	72,877.44	-		72,877.44	99.86%	102.56	3,643.87
2.152	Hazardous Material Abatement	365,745.00	248,409.67	98,862.85		347,272.52	94.95%	18,472.48	17,363.63
2.195	Remediation Soil Stabilization	21,330.00	-	21,299.85		21,299.85	99.86%	30.15	1,064.99
2.250	Shoring & Underpinning	21,330.00	-	5,324.96		5,324.96	24.96%	16,005.04	266.25
2.530	Sanitary Sewerage	21,330.00	-	5,471.40		5,471.40	25.65%	15,858.60	273.57
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

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APPLICATION DATE: 11/30/2017

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PERIOD TO: 11/30/2017

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						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	14,866.04	913.34		15,779.38	84.54%	2,884.62	788.97
4.100	Masonry	26,662.00	7,987.44	2,964.20		10,951.65	41.08%	15,710.35	547.58
5.040	Screws/Clips/Anchors	7,999.00	798.74	3,907.86		4,706.61	58.84%	3,292.39	235.33
5.100	Structural Metal Framing	26,837.00	6,785.60	6,373.98		13,159.58	49.04%	13,677.42	657.98
5.510	Metal Stairs & Ladders	44,046.00	3,816.62	6,922.45		10,739.08	24.38%	33,306.92	536.95
6.100	Rough Carpentry	14,856.00	3,338.75	2,032.77		5,371.52	36.16%	9,484.48	268.58
6.110	Wood Framing	111,982.00	97,989.71	2,653.34		100,643.06	89.87%	11,338.94	5,032.15
6.160	Sheathing	26,883.00	10,517.00	5,058.86		15,575.87	57.94%	11,307.13	778.79
6.400	Architectural Woodwork	496,751.00	160,134.61	-	184,331.13	344,465.74	69.34%	152,285.26	17,223.29
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	7,987.44	2,129.99		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	76.18	-		76.18	0.48%	15,920.82	3.81
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	-	-		-	0.00%	4,853.00	-
7.930	Caulking	10,665.00	1,130.38	699.70		1,830.08	17.16%	8,834.92	91.50
8.095	Door / Hardware Install	41,529.00	2,207.52	-		2,207.52	5.32%	39,321.48	110.38
8.100	Metal Doors & Frames	21,639.00	2,662.48	3,573.05		6,235.53	28.82%	15,403.47	311.78
8.210	Wood Doors	43,300.00	5,324.96	1,669.38		6,994.34	16.15%	36,305.66	349.72
8.350	Folding Doors & Grilles	17,277.00	-	-		-	0.00%	17,277.00	-
8.450	All Glass Entrances & Storefro	26,662.00	5,431.46	-		5,431.46	20.37%	21,230.54	271.57
8.500	Windows	13,331.00	851.99	745.49		1,597.49	11.98%	11,733.51	79.87
8.700	Hardware	74,504.00	-	-		-	0.00%	74,504.00	-
9.210	Gypsum Plaster	53,325.00	10,863.34	5,324.96		16,188.30	30.36%	37,136.70	809.42
9.252	Sheetrock	379,671.00	84,247.84	26,097.64		110,345.48	29.06%	269,325.52	5,517.27
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	2,662.48	-		2,662.48	16.64%	13,334.52	133.12
9.650	Resilient Flooring	44,166.00	16,741.68	10,682.64		27,424.32	62.09%	16,741.68	1,371.22
9.680	Carpet	353,159.00	122,850.09	53,171.89		176,021.98	49.84%	177,137.02	8,801.10
9.720	Wall Covering	15,997.00	3,727.47	1,064.99		4,792.47	29.96%	11,204.53	239.62
9.900	Paints & Coatings	136,302.00	-	-		-	0.00%	136,302.00	-
9.912	Painting	39,087.00	-	-		-	0.00%	39,087.00	-
10.162	Toilet Compartments/Stalls	15,997.00	-	1,014.83		1,014.83	6.34%	14,982.17	50.74

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 7

APPLICATION DATE: 11/30/2017

PERIOD TO: 11/30/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	-	-		-	0.00%	12,131.00	-
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	-	51,992.47		51,992.47	49.93%	52,138.53	2,599.62
11.400	Food Service Equipment	303,182.00	5,932.01	146,053.09		151,985.09	50.13%	151,196.91	7,599.25
13.930	Wet Pipe Fire Suppression Spr	505,091.00	86,264.40	10,649.93		96,914.33	19.19%	408,176.67	4,845.72
14.200	Elevators	388,602.00	257,503.76	5,317.60		262,821.37	67.63%	125,780.63	13,141.07
15.302	Refrigeration	102,383.00	5,324.96	21,299.85		26,624.82	26.01%	75,758.19	1,331.24
15.402	Plumbing	657,774.00	280,169.85	70,036.58		350,206.43	53.24%	307,567.57	17,510.32
15.502	HVAC	179,565.00	65,981.62	16,488.22		82,469.83	45.93%	97,095.17	4,123.49
15.540	Fuel Fired Heaters	15,997.00	-	-		-	0.00%	15,997.00	-
15.640	Packaged Cooling Towers	426,597.00	22,798.39	136,662.19		159,460.59	37.38%	267,136.41	7,973.03
16.102	Electrical	912,917.00	250,335.31	165,318.92		415,654.23	45.53%	497,262.77	20,782.71
16.500	Lighting	25,722.00	5,324.96	-		5,324.96	20.70%	20,397.04	266.25
	Washington State Sales Tax	620,077.00	187,707.42	83,990.29	16,221.14	287,918.85	46.43%	332,158.15	
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	
CO#2	Change Order #2	6,152.80	4,792.47	1,360.33		6,152.80	100.00%	0.00	307.64
	WSST on Change Order #2	541.45	421.74	119.71		541.45	100.00%	0.00	
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	
CO#4	Change Order #4	24,624.64	19,852.15	-		19,852.15	80.62%	4,772.49	992.61
	WSST on Change Order #4	2,166.97	1,746.99	-		1,746.99	80.62%	419.98	
CO#5	Change Order #5	381,166.65	-	152,995.55		152,995.55	40.14%	228,171.10	7,649.78
	WSST on Change Order #5	33,542.67	-	13,463.61		13,463.61	40.14%	20,079.06	
	TOTALS	8,211,717.62	2,444,305.18	1,206,364.65	200,552.27	3,851,222.10	46.90%	4,360,495.52	176,984.79

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 8
INVOICE # 786708
PERIOD TO: 12/31/2017

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	501,209.21	
Approved this Month		
Number	Date Approved	
6	12/21/2017	\$ 59,008.85
TOTALS	\$ 560,218.06	\$ -
Net change by Change Orders	\$	560,218.06

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By:  Date: 1/23/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

ORIGINAL CONTRACT SUM	\$ 7,666,402.00
Net change by Change Orders	\$ 560,218.06
CONTRACT SUM TO DATE	\$ 8,226,620.06

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 4,793,983.23	\$ 1,254,287.35
2. PLUS: STATE SALES TAX @ 8.8%	\$ 421,903.51	\$ 110,377.29
3. SUBTOTAL	\$ 5,215,886.74	\$ 1,364,664.64
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (239,699.16)	\$ (62,714.37)
5. NET AMOUNT DUE	\$ 4,976,187.58	\$ 1,301,950.27

State of: WASHINGTON County of: SPOKANE
Subscribed and sworn to before me this day January 23, 2018
Notary Public:

My Commission Expires: 3/21/2018

AMOUNT CERTIFIED
(Attach explanation if amount certified differs from the amount applied for)
ARCHITECT:
By:
This

Notary Public
State of Washington
JENNIFER A. WEASER
MY COMMISSION EXPIRES
MARCH 21, 2018
Date:

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 8

Contractor's signed Certification is attached.

APPLICATION DATE: 12/31/2017

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 12/31/2017

Use Column I on Contracts where variable retainage for line items apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	1,707.12	372.75		2,079.87	78.01%	586.13	103.99
1.022	Engineering Services	21,330.00	12,796.17	4,823.68		17,619.86	82.61%	3,710.14	880.99
1.031	General Labor	51,192.00	37,609.66	1,427.74		39,037.40	76.26%	12,154.60	1,951.87
1.051	Supervision Labor	105,583.00	51,185.46	26,674.75		77,860.21	73.74%	27,722.79	3,893.01
1.053	Supervision Mileage	5,332.00	4,482.55	372.75		4,855.30	91.06%	476.70	242.77
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	1,597.49	1,064.99		2,662.48	83.23%	536.52	133.12
1.470	Special Inspections	5,994.00	2,662.48	2,662.48		5,324.96	88.84%	669.04	266.25
1.502	Temporary Power	3,733.00	1,863.74	897.02		2,760.76	73.96%	972.24	138.04
1.503	Temp. Construction/Barricades	5,332.00	3,263.99	-		3,263.99	61.22%	2,068.01	163.20
1.507	Project ID and Signs	2,837.00	1,718.83	532.50		2,251.33	79.36%	585.67	112.57
1.509	Portable Toilet Rental	3,199.00	1,832.85	556.99		2,389.84	74.71%	809.16	119.49
1.511	Mobile Telephone	2,304.00	1,637.43	241.63		1,879.05	81.56%	424.95	93.95
1.513	Temporary Heat	11,198.00	7,673.81	3,269.89		10,943.70	97.73%	254.30	547.19
1.522	Field Offices & Sheds	7,039.00	2,931.31	2,662.48		5,593.79	79.47%	1,445.21	279.69
1.560	Temp Barriers & Enclosures	5,439.00	3,783.32	532.50		4,315.82	79.35%	1,123.18	215.79
1.604	Equipment Rental	15,358.00	7,489.21	4,795.58		12,284.79	79.99%	3,073.21	614.24
1.605	Consumable Small Tools	10,665.00	5,634.93	2,656.46		8,291.39	77.74%	2,373.61	414.57
1.611	On Road Fuel Costs	7,679.00	3,639.45	2,747.03		6,386.48	83.17%	1,292.52	319.32
1.701	Jobsite Daily Clean-up Labor	11,571.00	5,670.28	2,860.12		8,530.40	73.72%	3,040.60	426.52
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	11,394.28	4,075.09		15,469.37	58.02%	11,192.63	773.47
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	17,047.34	10,147.47		27,194.81	85.00%	4,800.19	1,359.74
2.022	Demolition Labor & Disposal	72,980.00	72,877.44	-		72,877.44	99.86%	102.56	3,643.87
2.152	Hazardous Material Abatement	365,745.00	347,272.52	17,957.91		365,230.43	99.86%	514.57	18,261.52
2.195	Remediation Soil Stabilization	21,330.00	21,299.85	-		21,299.85	99.86%	30.15	1,064.99
2.250	Shoring & Underpinning	21,330.00	5,324.96	57.94		5,382.90	25.24%	15,947.10	269.14
2.530	Sanitary Sewerage	21,330.00	5,471.40	5,324.96		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 8

APPLICATION DATE: 12/31/2017

PERIOD TO: 12/31/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	15,779.38	2,857.99		18,637.37	99.86%	26.63	931.87
4.100	Masonry	26,662.00	10,951.65	4,792.47		15,744.12	59.05%	10,917.88	787.21
5.040	Screws/Clips/Anchors	7,999.00	4,706.61	1,654.17		6,360.77	79.52%	1,638.23	318.04
5.100	Structural Metal Framing	26,837.00	13,159.58	13,639.20		26,798.78	99.86%	38.22	1,339.94
5.510	Metal Stairs & Ladders	44,046.00	10,739.08	-		10,739.08	24.38%	33,306.92	536.95
6.100	Rough Carpentry	14,856.00	5,371.52	6,132.78		11,504.31	77.44%	3,351.69	575.22
6.110	Wood Framing	111,982.00	100,643.06	11,338.94		111,982.00	100.00%	0.00	5,599.10
6.160	Sheathing	26,883.00	15,575.87	9,052.44		24,628.31	91.61%	2,254.69	1,231.42
6.400	Architectural Woodwork	496,751.00	344,465.74	21,373.18		365,838.92	73.65%	130,912.08	18,291.95
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	76.18	10,649.93		10,726.10	67.05%	5,270.90	536.31
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	-	2,662.48		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	1,830.08	4,793.04		6,623.13	62.10%	4,041.87	331.16
8.095	Door / Hardware Install	41,529.00	2,207.52	10,500.83		12,708.34	30.60%	28,820.66	635.42
8.100	Metal Doors & Frames	21,639.00	6,235.53	3,871.25		10,106.78	46.71%	11,532.22	505.34
8.210	Wood Doors	43,300.00	6,994.34	9,052.44		16,046.78	37.06%	27,253.22	802.34
8.350	Folding Doors & Grilles	17,277.00	-	10,649.93		10,649.93	61.64%	6,627.07	532.50
8.450	All Glass Entrances & Storefro	26,662.00	5,431.46	5,218.46		10,649.93	39.94%	16,012.07	532.50
8.500	Windows	13,331.00	1,597.49	2,129.99		3,727.47	27.96%	9,603.53	186.37
8.700	Hardware	74,504.00	-	53,249.63		53,249.63	71.47%	21,254.37	2,662.48
9.210	Gypsum Plaster	53,325.00	16,188.30	12,673.41		28,861.71	54.12%	24,463.29	1,443.09
9.252	Sheetrock	379,671.00	110,345.48	82,744.59		193,090.07	50.86%	186,580.93	9,654.50
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	2,662.48	5,324.96		7,987.44	49.93%	8,009.56	399.37
9.650	Resilient Flooring	44,166.00	27,424.32	(0.00)		27,424.32	62.09%	16,741.68	1,371.22
9.680	Carpet	353,159.00	176,021.98	-		176,021.98	49.84%	177,137.02	8,801.10
9.720	Wall Covering	15,997.00	4,792.47	3,194.98		7,987.44	49.93%	8,009.56	399.37
9.900	Paints & Coatings	136,302.00	-	15,974.89		15,974.89	11.72%	120,327.11	798.74
9.912	Painting	39,087.00	-	5,324.96		5,324.96	13.62%	33,762.04	266.25
10.162	Toilet Compartments/Stalls	15,997.00	1,014.83	-		1,014.83	6.34%	14,982.17	50.74

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 8
APPLICATION DATE: 12/31/2017
PERIOD TO: 12/31/2017

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	-	2,129.99		2,129.99	17.56%	10,001.01	106.50
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	51,992.47	10,649.33		62,641.80	60.16%	41,489.20	3,132.09
11.400	Food Service Equipment	303,182.00	151,985.09	10,649.93		162,635.02	53.64%	140,546.98	8,131.75
13.930	Wet Pipe Fire Suppression Spr	505,091.00	96,914.33	175,692.29		272,606.61	53.97%	232,484.39	13,630.33
14.200	Elevators	388,602.00	262,821.37	31,311.85		294,133.21	75.69%	94,468.79	14,706.66
15.302	Refrigeration	102,383.00	26,624.82	26,624.82		53,249.63	52.01%	49,133.37	2,662.48
15.402	Plumbing	657,774.00	350,206.43	103,587.57		453,794.00	68.99%	203,980.00	22,689.70
15.502	HVAC	179,565.00	82,469.83	14,131.44		96,601.27	53.80%	82,963.73	4,830.06
15.540	Fuel Fired Heaters	15,997.00	-	10,649.93		10,649.93	66.57%	5,347.07	532.50
15.640	Packaged Cooling Towers	426,597.00	159,460.59	-	154,423.93	313,884.52	73.58%	112,712.48	15,694.23
16.102	Electrical	912,917.00	415,654.23	128,757.42		544,411.65	59.63%	368,505.35	27,220.58
16.500	Lighting	25,722.00	5,324.96	13,312.41		18,637.37	72.46%	7,084.63	931.87
	Washington State Sales Tax	620,077.00	287,918.85	82,110.04	13,589.31	383,618.20	61.87%	236,458.80	
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	0.00	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	0.00	
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	
CO#4	Change Order #4	24,624.64	19,852.15	-		19,852.15	80.62%	4,772.49	992.61
	WSST on Change Order #4	2,166.97	1,746.99	-		1,746.99	80.62%	419.98	
CO#5	Change Order #5	381,166.65	152,995.55	134,189.07		287,184.62	75.34%	93,982.03	14,359.23
	WSST on Change Order #5	33,542.67	13,463.61	11,808.64		25,272.25	75.34%	8,270.42	
CO#6	Change Order #6	59,008.85	-	32,605.77		32,605.77	55.26%	26,403.08	1,630.29
	WSST on Change Order #6	5,192.78	-	2,869.31		2,869.31	55.26%	2,323.47	
	TOTALS	8,275,919.25	3,851,222.10	1,196,651.41	168,013.24	5,215,886.74	63.02%	3,060,032.51	239,699.16

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 9
INVOICE #: 786709
PERIOD TO: 1/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	560,218.06	
Approved this Month		
Number	Date Approved	
7	1/22/2018	
	\$	276,135.03
TOTALS	\$	836,353.09
Net change by Change Orders	\$	836,353.09

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 2/7/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 909,952.16	\$ 836,353.09
CONTRACT SUM TO DATE	\$ 8,576,354.16	\$ 7,882,678.09

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 5,319,296.02	\$ 525,312.79
2. PLUS: STATE SALES TAX @ 8.8%	\$ 468,131.04	\$ 46,227.53
3. SUBTOTAL	\$ 5,787,427.06	\$ 571,540.32
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (265,964.80)	\$ (26,265.64)
5. NET AMOUNT DUE	\$ 5,521,462.26	\$ 545,274.68

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public:

My Commission Expires: 10/27/2020

County of: SPOKANE
COMM. EXPIRES
OCTOBER 27, 2020



AMOUNT CERTIFIED \$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 9

APPLICATION DATE: 1/31/2018

PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,079.87	-		2,079.87	78.01%	586.13	103.99
1.022	Engineering Services	21,330.00	17,619.86	611.57		18,231.43	85.47%	3,098.57	911.57
1.031	General Labor	51,192.00	39,037.40	12,154.60		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	77,860.21	811.33		78,671.55	74.51%	26,911.45	3,933.58
1.053	Supervision Mileage	5,332.00	4,855.30	476.70		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,662.48	-		2,662.48	83.23%	536.52	133.12
1.470	Special Inspections	5,994.00	5,324.96	-		5,324.96	88.84%	669.04	266.25
1.502	Temporary Power	3,733.00	2,760.76	-		2,760.76	73.96%	972.24	138.04
1.503	Temp. Construction/Barricades	5,332.00	3,263.99	-		3,263.99	61.22%	2,068.01	163.20
1.507	Project ID and Signs	2,837.00	2,251.33	153.56		2,404.89	84.77%	432.11	120.24
1.509	Portable Toilet Rental	3,199.00	2,389.84	237.49		2,627.34	82.13%	571.66	131.37
1.511	Mobile Telephone	2,304.00	1,879.05	159.75		2,038.80	88.49%	265.20	101.94
1.513	Temporary Heat	11,198.00	10,943.70	254.30		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	5,593.79	-		5,593.79	79.47%	1,445.21	279.69
1.560	Temp Barriers & Enclosures	5,439.00	4,315.82	-		4,315.82	79.35%	1,123.18	215.79
1.604	Equipment Rental	15,358.00	12,284.79	1,484.19		13,768.98	89.65%	1,589.02	688.45
1.605	Consumable Small Tools	10,665.00	8,291.39	290.75		8,582.15	80.47%	2,082.85	429.11
1.611	On Road Fuel Costs	7,679.00	6,386.48	313.31		6,699.79	87.25%	979.21	334.99
1.701	Jobsite Daily Clean-up Labor	11,571.00	8,530.40	360.59		8,890.98	76.84%	2,680.02	444.55
1.702	Final Clean-up	58,657.00	-	-		-	0.00%	58,657.00	-
1.704	Dumpster/Dump Fees	26,662.00	15,469.37	640.41		16,109.78	60.42%	10,552.22	805.49
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	27,194.81	278.23		27,473.04	85.87%	4,521.96	1,373.65
2.022	Demolition Labor & Disposal	72,980.00	72,877.44	102.56		72,980.00	100.00%	(0.00)	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,230.43	514.57		365,745.00	100.00%	0.00	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,299.85	30.15		21,330.00	100.00%	(0.00)	1,066.50
2.250	Shoring & Underpinning	21,330.00	5,382.90	-		5,382.90	25.24%	15,947.10	269.14
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 9

APPLICATION DATE: 1/31/2018

PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,637.37	26.63		18,664.00	100.00%	(0.00)	933.20
4.100	Masonry	26,662.00	15,744.12	-		15,744.12	59.05%	10,917.88	787.21
5.040	Screws/Clips/Anchors	7,999.00	6,360.77	220.04		6,580.81	82.27%	1,418.19	329.04
5.100	Structural Metal Framing	26,837.00	26,798.78	38.22		26,837.00	100.00%	(0.00)	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	10,739.08	-		10,739.08	24.38%	33,306.92	536.95
6.100	Rough Carpentry	14,856.00	11,504.31	662.73		12,167.04	81.90%	2,688.96	608.35
6.110	Wood Framing	111,982.00	111,982.00	0.00		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	24,628.31	-		24,628.31	91.61%	2,254.69	1,231.42
6.400	Architectural Woodwork	496,751.00	365,838.92	-		365,838.92	73.65%	130,912.08	18,291.95
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	10,726.10	-		10,726.10	67.05%	5,270.90	536.31
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	6,623.13	334.75		6,957.87	65.24%	3,707.13	347.89
8.095	Door / Hardware Install	41,529.00	12,708.34	980.94		13,689.29	32.96%	27,839.71	684.46
8.100	Metal Doors & Frames	21,639.00	10,106.78	11,532.22		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	16,046.78	116.64		16,163.41	37.33%	27,136.59	808.17
8.350	Folding Doors & Grilles	17,277.00	10,649.93	-		10,649.93	61.64%	6,627.07	532.50
8.450	All Glass Entrances & Storefro	26,662.00	10,649.93	4,941.57		15,591.49	58.48%	11,070.51	779.57
8.500	Windows	13,331.00	3,727.47	-		3,727.47	27.96%	9,603.53	186.37
8.700	Hardware	74,504.00	53,249.63	2,757.45		56,007.08	75.17%	18,496.92	2,800.35
9.210	Gypsum Plaster	53,325.00	28,861.71	335.97		29,197.69	54.75%	24,127.31	1,459.88
9.252	Sheetrock	379,671.00	193,090.07	20,410.58		213,500.65	56.23%	166,170.35	10,675.03
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	7,987.44	-		7,987.44	49.93%	8,009.56	399.37
9.650	Resilient Flooring	44,166.00	27,424.32	0.00		27,424.32	100.00%	16,741.68	1,371.22
9.680	Carpet	353,159.00	176,021.98	-		176,021.98	49.84%	177,137.02	8,801.10
9.720	Wall Covering	15,997.00	7,987.44	-		7,987.44	49.93%	8,009.56	399.37
9.900	Paints & Coatings	136,302.00	15,974.89	15,974.89		31,949.78	23.44%	104,352.22	1,597.49
9.912	Painting	39,087.00	5,324.96	-		5,324.96	13.62%	33,762.04	266.25
10.162	Toilet Compartments/Stalls	15,997.00	1,014.83	-		1,014.83	6.34%	14,982.17	50.74

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 9

APPLICATION DATE: 1/31/2018

PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	2,129.99	257.89		2,387.87	19.68%	9,743.13	119.39
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	62,641.80	-		62,641.80	60.16%	41,489.20	3,132.09
11.400	Food Service Equipment	303,182.00	162,635.02	(0.00)		162,635.02	53.64%	140,546.98	8,131.75
13.930	Wet Pipe Fire Suppression Spr	505,091.00	272,606.61	21,657.69		294,264.30	58.26%	210,826.70	14,713.22
14.200	Elevators	388,602.00	294,133.21	30,822.38		324,955.59	83.62%	63,646.41	16,247.78
15.302	Refrigeration	102,383.00	53,249.63	-		53,249.63	52.01%	49,133.37	2,662.48
15.402	Plumbing	657,774.00	453,794.00	36,600.07		490,394.06	74.55%	167,379.94	24,519.70
15.502	HVAC	179,565.00	96,601.27	-		96,601.27	53.80%	82,963.73	4,830.06
15.540	Fuel Fired Heaters	15,997.00	10,649.93	-		10,649.93	66.57%	5,347.07	532.50
15.640	Packaged Cooling Towers	426,597.00	313,884.52	22,940.49		336,825.01	78.96%	89,771.99	16,841.25
16.102	Electrical	912,917.00	544,411.65	160,511.68		704,923.33	77.22%	207,993.67	35,246.17
16.500	Lighting	25,722.00	18,637.37	-		18,637.37	72.46%	7,084.63	931.87
	Washington State Sales Tax	620,077.00	383,618.20	30,799.73	-	414,417.92	66.83%	205,659.08	
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	0.00	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	0.00	
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	
CO#4	Change Order #4	24,624.64	19,852.15	4,772.49		24,624.64	100.00%	(0.00)	1,231.23
	WSST on Change Order #4	2,166.97	1,746.99	419.98		2,166.97	100.00%	0.00	
CO#5	Change Order #5	381,166.65	287,184.62	-		287,184.62	75.34%	93,982.03	14,359.23
	WSST on Change Order #5	33,542.67	25,272.25	-		25,272.25	75.34%	8,270.42	
CO#6	Change Order #6	59,008.85	32,605.77	26,403.08		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	2,869.31	2,323.47		5,192.78	100.00%	-	
CO#7	Change Order #7	276,135.03	-	144,140.33		144,140.33	52.20%	131,994.70	
	WSST on Change Order #7	24,299.88	-	12,684.35		12,684.35	52.20%		
	TOTALS	8,576,354.16	5,215,886.74	571,540.32	-	5,787,427.06	67.48%	2,777,311.57	258,757.78

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 10
INVOICE # 786710
PERIOD TO: 2/28/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	836,353.09	
Approved this Month		
Number	Date Approved	
8	2/28/2018	\$ 124,580.82
TOTALS	\$ 960,933.91	\$ -
Net change by Change Orders	\$	960,933.91

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By:  Date: 3/2/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,045,496.10	\$ 960,933.91
CONTRACT SUM TO DATE	\$ 8,711,898.10	\$ 8,007,258.91

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 5,861,997.56	\$ 542,701.54
2. PLUS: STATE SALES TAX @ 8.8%	\$ 515,888.77	\$ 47,757.74
3. SUBTOTAL	\$ 6,377,886.33	\$ 590,459.27
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (293,099.88)	\$ (27,135.08)
5. NET AMOUNT DUE	\$ 6,084,786.45	\$ 563,324.20

State of: WASHINGTON

Subscribed and sworn to before me this day
Notary Public:

County of: SPOKANE

My Commission Expires:



AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 10

APPLICATION DATE: 2/28/2018

PERIOD TO: 2/28/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,079.87	213.00		2,292.87	86.00%	373.13	114.64
1.022	Engineering Services	21,330.00	18,231.43	1,421.79		19,653.21	92.14%	1,676.79	982.66
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	78,671.55	8,686.19		87,357.73	82.74%	18,225.27	4,367.89
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,662.48	-		2,662.48	83.23%	536.52	133.12
1.470	Special Inspections	5,994.00	5,324.96	-		5,324.96	88.84%	669.04	266.25
1.502	Temporary Power	3,733.00	2,760.76	-		2,760.76	73.96%	972.24	138.04
1.503	Temp. Construction/Barricades	5,332.00	3,263.99	-		3,263.99	61.22%	2,068.01	163.20
1.507	Project ID and Signs	2,837.00	2,404.89	-		2,404.89	84.77%	432.11	120.24
1.509	Portable Toilet Rental	3,199.00	2,627.34	237.49		2,864.83	89.55%	334.17	143.24
1.511	Mobile Telephone	2,304.00	2,038.80	228.97		2,267.77	98.43%	36.23	113.39
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	5,593.79	-		5,593.79	79.47%	1,445.21	279.69
1.560	Temp Barriers & Enclosures	5,439.00	4,315.82	-		4,315.82	79.35%	1,123.18	215.79
1.604	Equipment Rental	15,358.00	13,768.98	1,041.18		14,810.16	96.43%	547.84	740.51
1.605	Consumable Small Tools	10,665.00	8,582.15	659.35		9,241.49	86.65%	1,423.51	462.07
1.611	On Road Fuel Costs	7,679.00	6,699.79	557.92		7,257.71	94.51%	421.29	362.89
1.701	Jobsite Daily Clean-up Labor	11,571.00	8,890.98	693.53		9,584.52	82.83%	1,986.48	479.23
1.702	Final Clean-up	58,657.00	-	692.25		692.25	1.18%	57,964.75	34.61
1.704	Dumpster/Dump Fees	26,662.00	16,109.78	1,627.44		17,737.22	66.53%	8,924.78	886.86
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	27,473.04	-		27,473.04	85.87%	4,521.96	1,373.65
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	5,382.90	-		5,382.90	25.24%	15,947.10	269.14
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 10
APPLICATION DATE: 2/28/2018
PERIOD TO: 2/28/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	15,744.12	-		15,744.12	59.05%	10,917.88	787.21
5.040	Screws/Clips/Anchors	7,999.00	6,580.81	310.68		6,891.49	86.15%	1,107.51	344.57
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	10,739.08	-		10,739.08	24.38%	33,306.92	536.95
6.100	Rough Carpentry	14,856.00	12,167.04	768.24		12,935.28	87.07%	1,920.72	646.76
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	24,628.31	-		24,628.31	91.61%	2,254.69	1,231.42
6.400	Architectural Woodwork	496,751.00	365,838.92	-		365,838.92	73.65%	130,912.08	18,291.95
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	10,726.10	3,532.58		14,258.69	89.13%	1,738.31	712.93
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	6,957.87	-		6,957.87	65.24%	3,707.13	347.89
8.095	Door / Hardware Install	41,529.00	13,689.29	-		13,689.29	32.96%	27,839.71	684.46
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	16,163.41	-		16,163.41	37.33%	27,136.59	808.17
8.350	Folding Doors & Grilles	17,277.00	10,649.93	4,323.56		14,973.49	86.67%	2,303.51	748.67
8.450	All Glass Entrances & Storefro	26,662.00	15,591.49	-		15,591.49	58.48%	11,070.51	779.57
8.500	Windows	13,331.00	3,727.47	958.49		4,685.97	35.15%	8,645.03	234.30
8.700	Hardware	74,504.00	56,007.08	-		56,007.08	75.17%	18,496.92	2,800.35
9.210	Gypsum Plaster	53,325.00	29,197.69	-		29,197.69	54.75%	24,127.31	1,459.88
9.252	Sheetrock	379,671.00	213,500.65	21,299.85		234,800.51	61.84%	144,870.49	11,740.03
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	7,987.44	806.20		8,793.64	54.97%	7,203.36	439.68
9.650	Resilient Flooring	44,166.00	27,424.32	16,741.68		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	176,021.98	21,299.85		197,321.83	55.87%	155,837.17	9,866.09
9.720	Wall Covering	15,997.00	7,987.44	-		7,987.44	49.93%	8,009.56	399.37
9.900	Paints & Coatings	136,302.00	31,949.78	2,737.03		34,686.81	25.45%	101,615.19	1,734.34
9.912	Painting	39,087.00	5,324.96	11,576.47		16,901.43	43.24%	22,185.57	845.07
10.162	Toilet Compartments/Stalls	15,997.00	1,014.83	-		1,014.83	6.34%	14,982.17	50.74

CONTINUATION SHEET

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

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APPLICATION NUMBER: 10

APPLICATION DATE: 2/28/2018

PERIOD TO: 2/28/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	2,387.87	-	-	2,387.87	19.68%	9,743.13	119.39
10.550	Postal Specialties	27,729.00	-	-	-	-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-	-	-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	62,641.80	-	-	62,641.80	60.16%	41,489.20	3,132.09
11.400	Food Service Equipment	303,182.00	162,635.02	39,016.24	-	201,651.25	66.51%	101,530.75	10,082.56
13.930	Wet Pipe Fire Suppression Spr	505,091.00	294,264.30	21,299.85	-	315,564.16	62.48%	189,526.84	15,778.21
14.200	Elevators	388,602.00	324,955.59	33,670.49	-	358,626.08	92.29%	29,975.92	17,931.30
15.302	Refrigeration	102,383.00	53,249.63	-	-	53,249.63	52.01%	49,133.37	2,662.48
15.402	Plumbing	657,774.00	490,394.06	53,249.63	-	543,643.69	82.65%	114,130.31	27,182.18
15.502	HVAC	179,565.00	96,601.27	16,666.95	-	113,268.23	63.08%	66,296.77	5,663.41
15.540	Fuel Fired Heaters	15,997.00	10,649.93	-	-	10,649.93	66.57%	5,347.07	532.50
15.640	Packaged Cooling Towers	426,597.00	336,825.01	20,790.79	-	357,615.79	83.83%	68,981.21	17,880.79
16.102	Electrical	912,917.00	704,923.33	110,736.17	-	815,659.50	89.35%	97,257.50	40,782.98
16.500	Lighting	25,722.00	18,637.37	357.84	-	18,995.21	73.85%	6,726.79	949.76
	Washington State Sales Tax	620,077.00	414,417.92	34,865.75	-	449,283.67	72.46%	170,793.33	-
CO#1	Change Order #1	79,675.95	79,675.95	-	-	79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-	-	7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-	-	6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-	-	541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-	-	9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-	-	843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-	-	24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-	-	2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	287,184.62	8,105.16	-	295,289.77	77.47%	85,876.88	14,764.49
	WSST on Change Order #5	33,542.67	25,272.25	713.25	-	25,985.50	77.47%	7,557.17	-
CO#6	Change Order #6	59,008.85	59,008.85	-	-	59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-	-	5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	144,140.33	26,624.82	-	170,765.14	61.84%	105,369.89	8,538.26
	WSST on Change Order #7	24,299.88	12,684.35	2,342.98	-	15,027.33	61.84%	9,272.55	-
CO#8	Change Order #8	124,580.82	-	111,769.87	-	111,769.87	89.72%	12,810.95	5,588.49
	WSST on Change Order #8	10,963.11	-	9,835.75	-	9,835.75	89.72%	1,127.36	-
	TOTALS	8,711,898.10	5,787,427.06	590,459.27	-	6,377,886.33	73.21%	2,334,011.77	293,099.88

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 11
INVOICE #: 786711
PERIOD TO: 3/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	956,265.46	
Approved this Month		
Number	Date Approved	
9	3/31/2018	\$ 120,669.90
TOTALS	\$ 1,076,935.36	\$ -
Net change by Change Orders	\$	1,076,935.36

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: *[Signature]* Date: 4/14/2018

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,040,416.81	\$ 1,076,935.36
CONTRACT SUM TO DATE	\$ 8,706,818.81	\$ 8,123,260.36

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 6,359,974.50	\$ 497,976.94
2. PLUS: STATE SALES TAX @ 8.8%	\$ 559,710.74	\$ 43,821.97
3. SUBTOTAL	\$ 6,919,685.25	\$ 541,798.91
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (317,998.73)	\$ (24,898.85)
5. NET AMOUNT DUE	\$ 6,601,686.52	\$ 516,900.07

State of: WASHINGTON

Subscribed and sworn to before me this day 4th day of April 2018

Notary Public: *[Signature]*

My Commission Expires: 04/14/21

County of: SPOKANE

E LYNN WILSON
NOTARY PUBLIC
COMM. EXPIRES
APRIL 14, 2021

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703

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APPLICATION DATE: 3/31/2018
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A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,292.87	-		2,292.87	86.00%	373.13	114.64
1.022	Engineering Services	21,330.00	19,653.21	678.59		20,331.81	95.32%	998.19	1,016.59
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	87,357.73	2,600.45		89,958.18	85.20%	15,624.82	4,497.91
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,662.48	106.50		2,768.98	86.56%	430.02	138.45
1.470	Special Inspections	5,994.00	5,324.96	-		5,324.96	88.84%	669.04	266.25
1.502	Temporary Power	3,733.00	2,760.76	213.00		2,973.76	79.66%	759.24	148.69
1.503	Temp. Construction/Barricades	5,332.00	3,263.99	106.50		3,370.49	63.21%	1,961.51	168.52
1.507	Project ID and Signs	2,837.00	2,404.89	-		2,404.89	84.77%	432.11	120.24
1.509	Portable Toilet Rental	3,199.00	2,864.83	24.49		2,889.32	90.32%	309.68	144.47
1.511	Mobile Telephone	2,304.00	2,267.77	36.22		2,303.99	100.00%	0.01	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	5,593.79	213.00		5,806.79	82.49%	1,232.21	290.34
1.560	Temp Barriers & Enclosures	5,439.00	4,315.82	-		4,315.82	79.35%	1,123.18	215.79
1.604	Equipment Rental	15,358.00	14,810.16	-		14,810.16	96.43%	547.84	740.51
1.605	Consumable Small Tools	10,665.00	9,241.49	729.21		9,970.71	93.49%	694.29	498.54
1.611	On Road Fuel Costs	7,679.00	7,257.71	31.94		7,289.65	94.93%	389.35	364.48
1.701	Jobsite Daily Clean-up Labor	11,571.00	9,584.52	839.62		10,424.14	90.09%	1,146.86	521.21
1.702	Final Clean-up	58,657.00	692.25	2,615.62		3,307.87	5.64%	55,349.13	165.39
1.704	Dumpster/Dump Fees	26,662.00	17,737.22	532.50		18,269.71	68.52%	8,392.29	913.49
1.707	Punch List Items	7,999.00	-	-		-	0.00%	7,999.00	-
2.001	Site Work	31,995.00	27,473.04	(0.00)		27,473.04	85.87%	4,521.96	1,373.65
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	5,382.90	492.45		5,875.35	27.55%	15,454.65	293.77
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

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						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	15,744.12	-		15,744.12	59.05%	10,917.88	787.21
5.040	Screws/Clips/Anchors	7,999.00	6,891.49	279.22		7,170.71	89.65%	828.29	358.54
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	10,739.08	-		10,739.08	24.38%	33,306.92	536.95
6.100	Rough Carpentry	14,856.00	12,935.28	107.46		13,042.74	87.79%	1,813.26	652.14
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	24,628.31	-		24,628.31	91.61%	2,254.69	1,231.42
6.400	Architectural Woodwork	496,751.00	365,838.92	-		365,838.92	73.65%	130,912.08	18,291.95
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	14,258.69	-		14,258.69	89.13%	1,738.31	712.93
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	6,957.87	-		6,957.87	65.24%	3,707.13	347.89
8.095	Door / Hardware Install	41,529.00	13,689.29	-		13,689.29	32.96%	27,839.71	684.46
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	16,163.41	-		16,163.41	37.33%	27,136.59	808.17
8.350	Folding Doors & Grilles	17,277.00	14,973.49	-		14,973.49	86.67%	2,303.51	748.67
8.450	All Glass Entrances & Storefro	26,662.00	15,591.49	-		15,591.49	58.48%	11,070.51	779.57
8.500	Windows	13,331.00	4,685.97	-		4,685.97	35.15%	8,645.03	234.30
8.700	Hardware	74,504.00	56,007.08	290.55		56,297.63	75.56%	18,206.37	2,814.88
9.210	Gypsum Plaster	53,325.00	29,197.69	5,423.47		34,621.16	64.92%	18,703.84	1,731.06
9.252	Sheetrock	379,671.00	234,800.51	41,454.57		276,255.08	72.76%	103,415.92	13,812.75
9.310	Ceramic Tile	9,065.00	-	-		-	0.00%	9,065.00	-
9.510	Acoustical Ceilings	15,997.00	8,793.64	3,727.47		12,521.12	78.27%	3,475.88	626.06
9.650	Resilient Flooring	44,166.00	44,166.00	0.00		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	197,321.83	-		197,321.83	55.87%	155,837.17	9,866.09
9.720	Wall Covering	15,997.00	7,987.44	-		7,987.44	49.93%	8,009.56	399.37
9.900	Paints & Coatings	136,302.00	34,686.81	15,974.89		50,661.70	37.17%	85,640.30	2,533.08
9.912	Painting	39,087.00	16,901.43	177.40		17,078.83	43.69%	22,008.17	853.94
10.162	Toilet Compartments/Stalls	15,997.00	1,014.83	-		1,014.83	6.34%	14,982.17	50.74

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APPLICATION DATE: 3/31/2018

PERIOD TO: 3/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	2,387.87	-		2,387.87	19.68%	9,743.13	119.39
10.550	Postal Specialties	27,729.00	-	-		-	0.00%	27,729.00	-
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	62,641.80	-		62,641.80	60.16%	41,489.20	3,132.09
11.400	Food Service Equipment	303,182.00	201,651.25	34,053.14		235,704.39	77.74%	67,477.61	11,785.22
13.930	Wet Pipe Fire Suppression Spr	505,091.00	315,564.16	22,364.84		337,929.00	66.90%	167,162.00	16,896.45
14.200	Elevators	388,602.00	358,626.08	21,300.64		379,926.72	97.77%	8,675.28	18,996.34
15.302	Refrigeration	102,383.00	53,249.63	7,553.33		60,802.96	59.39%	41,580.04	3,040.15
15.402	Plumbing	657,774.00	543,643.69	82,133.97		625,777.66	95.14%	31,996.34	31,288.88
15.502	HVAC	179,565.00	113,268.23	-		113,268.23	63.08%	66,296.77	5,663.41
15.540	Fuel Fired Heaters	15,997.00	10,649.93	5,324.96		15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	357,615.79	14,408.66		372,024.45	87.21%	54,572.55	18,601.22
16.102	Electrical	912,917.00	815,659.50	-		815,659.50	89.35%	97,257.50	40,782.98
16.500	Lighting	25,722.00	18,995.21	-		18,995.21	73.85%	6,726.79	949.76
	Washington State Sales Tax	620,077.00	449,283.67	23,213.93	-	472,497.60	76.20%	147,579.40	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	295,289.77	-		295,289.77	77.47%	85,876.88	14,764.49
	WSST on Change Order #5	33,542.67	25,985.50	-		25,985.50	77.47%	7,557.17	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	170,765.14	105,369.89		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	15,027.33	9,272.55		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	111,769.87	8,142.49		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	9,835.75	716.54		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	-	120,669.90		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	-	10,618.95		10,618.95	100.00%	-	-
	TOTALS	8,838,107.66	6,377,886.33	541,798.91	-	6,919,685.25	78.29%	1,918,422.42	317,998.73

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 12
INVOICE # 786712
PERIOD TO: 4/30/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	1,076,935.36	
Approved this Month		
Number	Date Approved	
TOTALS	\$ 1,076,935.36	\$ -
Net change by Change Orders	\$	1,076,935.36

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: _____ Date: _____

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,171,705.66	\$ 1,076,935.36
CONTRACT SUM TO DATE	\$ 8,838,107.66	\$ 8,123,260.36

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 6,983,105.75	\$ 303,889.16
2. PLUS: STATE SALES TAX @ 8.8%	\$ 614,546.29	\$ 26,742.25
3. SUBTOTAL	\$ 7,597,652.04	\$ 330,631.41
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (349,155.29)	\$ (15,194.46)
5. NET AMOUNT DUE	\$ 7,248,496.76	\$ 315,436.95

State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day
Notary Public:

My Commission Expires:

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ -

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:

Date:

This

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 12
APPLICATION DATE: 4/30/2018
PERIOD TO: 4/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,292.87	319.50		2,612.36	97.99%	53.64	130.62
1.022	Engineering Services	21,330.00	20,660.93	638.92		21,299.85	99.86%	30.15	1,064.99
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	93,708.57	1,246.96		94,955.53	89.93%	10,627.47	4,747.78
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,875.48	106.50		2,981.98	93.22%	217.02	149.10
1.470	Special Inspections	5,994.00	5,431.46	-		5,431.46	90.61%	562.54	271.57
1.502	Temporary Power	3,733.00	2,973.76	106.50		3,080.26	82.51%	652.74	154.01
1.503	Temp. Construction/Barricades	5,332.00	3,796.49	213.00		4,009.48	75.20%	1,322.52	200.47
1.507	Project ID and Signs	2,837.00	2,404.89	34.02		2,438.91	85.97%	398.09	121.95
1.509	Portable Toilet Rental	3,199.00	3,044.81	60.70		3,105.52	97.08%	93.48	155.28
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,311.16	106.50		6,417.66	91.17%	621.34	320.88
1.560	Temp Barriers & Enclosures	5,439.00	4,528.82	104.88		4,633.70	85.19%	805.30	231.68
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,552.79	97.14		10,649.93	99.86%	15.07	532.50
1.611	On Road Fuel Costs	7,679.00	7,667.95	-		7,667.95	99.86%	11.05	383.40
1.701	Jobsite Daily Clean-up Labor	11,571.00	10,486.67	358.04		10,844.71	93.72%	726.29	542.24
1.702	Final Clean-up	58,657.00	5,905.38	7,495.74		13,401.12	22.85%	45,255.88	670.06
1.704	Dumpster/Dump Fees	26,662.00	19,342.42	2,890.33		22,232.74	83.39%	4,429.26	1,111.64
1.707	Punch List Items	7,999.00	-	1,277.99		1,277.99	15.98%	6,721.01	63.90
2.001	Site Work	31,995.00	27,725.97	-		27,725.97	86.66%	4,269.03	1,386.30
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	5,875.35	492.45		6,367.80	29.85%	14,962.20	318.39
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

AIA Document G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 12

APPLICATION DATE: 4/30/2018

PERIOD TO: 4/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	-		18,702.77	100.00%	-	935.14
4.100	Masonry	26,662.00	15,744.12	699.22		16,443.34	61.67%	10,218.66	822.17
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	-		7,987.44	99.86%	11.56	399.37
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	18,496.48	-		18,496.48	41.99%	25,549.52	924.82
6.100	Rough Carpentry	14,856.00	14,835.24	20.76		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	24,724.15	704.28		25,428.43	94.59%	1,454.57	1,271.42
6.400	Architectural Woodwork	496,751.00	400,920.89	19,583.49		420,504.38	84.65%	76,246.62	21,025.22
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	14,258.69	-		14,258.69	89.13%	1,738.31	712.93
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	8,414.52	138.66		8,553.18	80.20%	2,111.82	427.66
8.095	Door / Hardware Install	41,529.00	23,386.25	1,626.67		25,012.92	60.23%	16,516.08	1,250.65
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	36,469.63	1,003.29		37,472.91	86.54%	5,827.09	1,873.65
8.350	Folding Doors & Grilles	17,277.00	15,377.12	177.85		15,554.97	90.03%	1,722.03	777.75
8.450	All Glass Entrances & Storefro	26,662.00	19,340.27	2,195.62		21,535.89	80.77%	5,126.11	1,076.79
8.500	Windows	13,331.00	5,750.96	-		5,750.96	43.14%	7,580.04	287.55
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	34,841.07	6,922.45		41,763.53	78.32%	11,561.47	2,088.18
9.252	Sheetrock	379,671.00	305,514.15	31,949.78		337,463.93	88.88%	42,207.07	16,873.20
9.310	Ceramic Tile	9,065.00	-	2,126.79		2,126.79	23.46%	6,938.21	106.34
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	229,271.61	11,714.92		240,986.53	68.24%	112,172.47	12,049.33
9.720	Wall Covering	15,997.00	10,649.93	2,662.48		13,312.41	83.22%	2,684.59	665.62
9.900	Paints & Coatings	136,302.00	50,661.70	23,696.09		74,357.78	54.55%	61,944.22	3,717.89
9.912	Painting	39,087.00	25,598.77	4,259.97		29,858.74	76.39%	9,228.26	1,492.94
10.162	Toilet Compartments/Stalls	15,997.00	1,701.46	2,874.82		4,576.28	28.61%	11,420.72	228.81

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 12

APPLICATION DATE: 4/30/2018

PERIOD TO: 4/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	3,452.87	968.08		4,420.94	36.44%	7,710.06	221.05
10.550	Postal Specialties	27,729.00	22,968.11	2,369.87		25,337.98	91.38%	2,391.02	1,266.90
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	235,984.80	29,287.30		265,272.10	87.50%	37,909.90	13,263.61
13.930	Wet Pipe Fire Suppression Spr	505,091.00	359,228.85	26,624.82		385,853.67	76.39%	119,237.33	19,292.68
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	60,802.96	-		60,802.96	59.39%	41,580.04	3,040.15
15.402	Plumbing	657,774.00	636,568.16	-		636,568.16	96.78%	21,205.84	31,828.41
15.502	HVAC	179,565.00	114,150.84	15,451.23		129,602.07	72.18%	49,962.93	6,480.10
15.540	Fuel Fired Heaters	15,997.00	15,974.89	-		15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	397,646.17	23,429.84		421,076.01	98.71%	5,520.99	21,053.80
16.102	Electrical	912,917.00	815,659.50	47,924.67		863,584.17	94.60%	49,332.83	43,179.21
16.500	Lighting	25,722.00	18,995.21	2,662.48		21,657.69	84.20%	4,064.31	1,082.88
	Washington State Sales Tax	620,077.00	500,419.73	24,342.96	-	524,762.69	84.63%	95,314.31	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	297,234.94	27,264.59		324,499.53	85.13%	56,667.12	16,224.98
	WSST on Change Order #5	33,542.67	26,156.67	2,399.28		28,555.96	85.13%	4,986.71	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
	TOTALS	8,838,107.66	7,267,020.63	330,631.41	-	7,597,652.04	85.96%	1,240,494.39	349,155.29

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 13
INVOICE #: 786713
PERIOD TO: 5/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	1,076,935.36	
Approved this Month		
Number	Date Approved	
TOTALS	\$ 1,076,935.36	\$ -
Net change by Change Orders	\$	1,076,935.36

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 6/8/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,171,705.66	\$ 1,076,935.36
CONTRACT SUM TO DATE	\$ 8,838,107.66	\$ 8,123,260.36

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 6,983,105.75	\$ 303,889.16
2. PLUS: STATE SALES TAX @ 8.8%	\$ 614,546.29	\$ 26,742.25
3. SUBTOTAL	\$ 7,597,652.04	\$ 330,631.41
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (349,155.29)	\$ (15,194.46)
5. NET AMOUNT DUE	\$ 7,248,496.76	\$ 315,436.95

State of: WASHINGTON

Subscribed and sworn to before me this day

Notary Public:

County of: SPOKANE

8th, June 2018

My Commission Expires:

10/27/2020



AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By:

This

[Signature]

Date: 5/31/2018

\$315,436.95

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 13

APPLICATION DATE: 5/31/2018

PERIOD TO: 5/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,292.87	319.50		2,612.36	97.99%	53.64	130.62
1.022	Engineering Services	21,330.00	20,660.93	638.92		21,299.85	99.86%	30.15	1,064.99
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	93,708.57	1,246.96		94,955.53	89.93%	10,627.47	4,747.78
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,875.48	106.50		2,981.98	93.22%	217.02	149.10
1.470	Special Inspections	5,994.00	5,431.46	-		5,431.46	90.61%	562.54	271.57
1.502	Temporary Power	3,733.00	2,973.76	106.50		3,080.26	82.51%	652.74	154.01
1.503	Temp. Construction/Barricades	5,332.00	3,796.49	213.00		4,009.48	75.20%	1,322.52	200.47
1.507	Project ID and Signs	2,837.00	2,404.89	34.02		2,438.91	85.97%	398.09	121.95
1.509	Portable Toilet Rental	3,199.00	3,044.81	60.70		3,105.52	97.08%	93.48	155.28
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,311.16	106.50		6,417.66	91.17%	621.34	320.88
1.560	Temp Barriers & Enclosures	5,439.00	4,528.82	104.88		4,633.70	85.19%	805.30	231.68
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,552.79	97.14		10,649.93	99.86%	15.07	532.50
1.611	On Road Fuel Costs	7,679.00	7,667.95	-		7,667.95	99.86%	11.05	383.40
1.701	Jobsite Daily Clean-up Labor	11,571.00	10,486.67	358.04		10,844.71	93.72%	726.29	542.24
1.702	Final Clean-up	58,657.00	5,905.38	7,495.74		13,401.12	22.85%	45,255.88	670.06
1.704	Dumpster/Dump Fees	26,662.00	19,342.42	2,890.33		22,232.74	83.39%	4,429.26	1,111.64
1.707	Punch List Items	7,999.00	-	1,277.99		1,277.99	15.98%	6,721.01	63.90
2.001	Site Work	31,995.00	27,725.97	-		27,725.97	86.66%	4,269.03	1,386.30
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	5,875.35	492.45		6,367.80	29.85%	14,962.20	318.39
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	-		-	0.00%	5,004.00	-

CONTINUATION SHEET

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

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APPLICATION DATE: 5/31/2018

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A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	-		18,702.77	100.00%	-	935.14
4.100	Masonry	26,662.00	15,744.12	699.22		16,443.34	61.67%	10,218.66	822.17
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	-		7,987.44	99.86%	11.56	399.37
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	18,496.48	-		18,496.48	41.99%	25,549.52	924.82
6.100	Rough Carpentry	14,856.00	14,835.24	20.76		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	24,724.15	704.28		25,428.43	94.59%	1,454.57	1,271.42
6.400	Architectural Woodwork	496,751.00	400,920.89	19,583.49		420,504.38	84.65%	76,246.62	21,025.22
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	14,258.69	-		14,258.69	89.13%	1,738.31	712.93
7.560	Fluid Applied Roofing	134,476.00	-	-		-	0.00%	134,476.00	-
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	8,414.52	138.66		8,553.18	80.20%	2,111.82	427.66
8.095	Door / Hardware Install	41,529.00	23,386.25	1,626.67		25,012.92	60.23%	16,516.08	1,250.65
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	36,469.63	1,003.29		37,472.91	86.54%	5,827.09	1,873.65
8.350	Folding Doors & Grilles	17,277.00	15,377.12	177.85		15,554.97	90.03%	1,722.03	777.75
8.450	All Glass Entrances & Storefro	26,662.00	19,340.27	2,195.62		21,535.89	80.77%	5,126.11	1,076.79
8.500	Windows	13,331.00	5,750.96	-		5,750.96	43.14%	7,580.04	287.55
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	34,841.07	6,922.45		41,763.53	78.32%	11,561.47	2,088.18
9.252	Sheetrock	379,671.00	305,514.15	31,949.78		337,463.93	88.88%	42,207.07	16,873.20
9.310	Ceramic Tile	9,065.00	-	2,126.79		2,126.79	23.46%	6,938.21	106.34
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	229,271.61	11,714.92		240,986.53	68.24%	112,172.47	12,049.33
9.720	Wall Covering	15,997.00	10,649.93	2,662.48		13,312.41	83.22%	2,684.59	665.62
9.900	Paints & Coatings	136,302.00	50,661.70	23,696.09		74,357.78	54.55%	61,944.22	3,717.89
9.912	Painting	39,087.00	25,598.77	4,259.97		29,858.74	76.39%	9,228.26	1,492.94
10.162	Toilet Compartments/Stalls	15,997.00	1,701.46	2,874.82		4,576.28	28.61%	11,420.72	228.81

CONTINUATION SHEET

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APPLICATION DATE: 5/31/2018

PERIOD TO: 5/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	3,452.87	968.08		4,420.94	36.44%	7,710.06	221.05
10.550	Postal Specialties	27,729.00	22,968.11	2,369.87		25,337.98	91.38%	2,391.02	1,266.90
10.910	Bike Rack	21,330.00	-	-		-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	235,984.80	29,287.30		265,272.10	87.50%	37,909.90	13,263.61
13.930	Wet Pipe Fire Suppression Spri	505,091.00	359,228.85	26,624.82		385,853.67	76.39%	119,237.33	19,292.68
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	60,802.96	-		60,802.96	59.39%	41,580.04	3,040.15
15.402	Plumbing	657,774.00	636,568.16	-		636,568.16	96.78%	21,205.84	31,828.41
15.502	HVAC	179,565.00	114,150.84	15,451.23		129,602.07	72.18%	49,962.93	6,480.10
15.540	Fuel Fired Heaters	15,997.00	15,974.89	-		15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	397,646.17	23,429.84		421,076.01	98.71%	5,520.99	21,053.80
16.102	Electrical	912,917.00	815,659.50	47,924.67		863,584.17	94.60%	49,332.83	43,179.21
16.500	Lighting	25,722.00	18,995.21	2,662.48		21,657.69	84.20%	4,064.31	1,082.88
	Washington State Sales Tax	620,077.00	500,419.73	24,342.96	-	524,762.69	84.63%	95,314.31	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	297,234.94	27,264.59		324,499.53	85.13%	56,667.12	16,224.98
	WSST on Change Order #5	33,542.67	26,156.67	2,399.28		28,555.96	85.13%	4,986.71	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
	TOTALS	8,838,107.66	7,267,020.63	330,631.41	-	7,597,652.04	85.96%	1,240,494.39	349,155.29

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 14
INVOICE #: 786714
PERIOD TO: 6/30/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		1,076,935.36	
Approved this Month			
Number	Date Approved		
TOTALS		\$ 1,076,935.36	\$ -
Net change by Change Orders		\$	1,076,935.36

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 7/3/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,171,705.66	\$ 1,076,935.36
CONTRACT SUM TO DATE	\$ 8,838,107.66	\$ 8,123,260.36

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 7,177,231.01	\$ 194,125.26
2. PLUS: STATE SALES TAX @ 8.8%	\$ 631,629.32	\$ 17,083.02
3. SUBTOTAL	\$ 7,808,860.33	\$ 211,208.29
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (358,861.55)	\$ (9,706.26)
5. NET AMOUNT DUE	\$ 7,449,998.78	\$ 201,502.02

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public: [Signature]
My Commission Expires: 04-14-21

County of: SPOKANE

July 3, 2018



AMOUNT CERTIFIED: \$ 201,502.02

(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By: [Signature] Date: 6/30/2018

CONTINUATION SHEET

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,612.36	-		2,612.36	97.99%	53.64	130.62
1.022	Engineering Services	21,330.00	21,299.85	-		21,299.85	99.86%	30.15	1,064.99
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	94,955.53	2,445.63		97,401.16	92.25%	8,181.84	4,870.06
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	2,981.98	106.50		3,088.48	96.55%	110.52	154.42
1.470	Special Inspections	5,994.00	5,431.46	-		5,431.46	90.61%	562.54	271.57
1.502	Temporary Power	3,733.00	3,080.26	79.87		3,160.13	84.65%	572.87	158.01
1.503	Temp. Construction/Barricades	5,332.00	4,009.48	106.50		4,115.98	77.19%	1,216.02	205.80
1.507	Project ID and Signs	2,837.00	2,438.91	-		2,438.91	85.97%	398.09	121.95
1.509	Portable Toilet Rental	3,199.00	3,105.52	89.46		3,194.98	99.87%	4.02	159.75
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,417.66	106.50		6,524.16	92.69%	514.84	326.21
1.560	Temp Barriers & Enclosures	5,439.00	4,633.70	-		4,633.70	85.19%	805.30	231.68
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,649.93	15.07		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,667.95	-		7,667.95	99.86%	11.05	383.40
1.701	Jobsite Daily Clean-up Labor	11,571.00	10,844.71	106.50		10,951.21	94.64%	619.79	547.56
1.702	Final Clean-up	58,657.00	13,401.12	5,000.59		18,401.71	31.37%	40,255.29	920.09
1.704	Dumpster/Dump Fees	26,662.00	22,232.74	413.46		22,646.20	84.94%	4,015.80	1,132.31
1.707	Punch List Items	7,999.00	1,277.99	319.50		1,597.49	19.97%	6,401.51	79.87
2.001	Site Work	31,995.00	27,725.97	-		27,725.97	86.66%	4,269.03	1,386.30
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2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	6,367.80	289.68		6,657.48	31.21%	14,672.52	332.87
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	-	683.73		683.73	13.66%	4,320.27	34.19

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APPLICATION DATE: 6/30/2018
PERIOD TO: 6/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	-		18,702.77	100.00%	-	935.14
4.100	Masonry	26,662.00	16,443.34	-		16,443.34	61.67%	10,218.66	822.17
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	-		7,987.44	99.86%	11.56	399.37
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	18,496.48	-		18,496.48	41.99%	25,549.52	924.82
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	25,428.43	138.84		25,567.28	95.11%	1,315.72	1,278.36
6.400	Architectural Woodwork	496,751.00	420,504.38	15,507.54		436,011.92	87.77%	60,739.08	21,800.60
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	14,258.69	1,738.31		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	-	5,324.96		5,324.96	3.96%	129,151.04	266.25
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	8,553.18	684.91		9,238.09	86.62%	1,426.91	461.90
8.095	Door / Hardware Install	41,529.00	25,012.92	809.14		25,822.06	62.18%	15,706.94	1,291.10
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	37,472.91	1,567.75		39,040.67	90.16%	4,259.33	1,952.03
8.350	Folding Doors & Grilles	17,277.00	15,554.97	396.04		15,951.01	92.33%	1,325.99	797.55
8.450	All Glass Entrances & Storefro	26,662.00	21,535.89	-		21,535.89	80.77%	5,126.11	1,076.79
8.500	Windows	13,331.00	5,750.96	728.45		6,479.41	48.60%	6,851.59	323.97
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	41,763.53	912.19		42,675.71	80.03%	10,649.29	2,133.79
9.252	Sheetrock	379,671.00	337,463.93	13,615.93		351,079.86	92.47%	28,591.14	17,553.99
9.310	Ceramic Tile	9,065.00	2,126.79	1,064.99		3,191.78	35.21%	5,873.22	159.59
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	240,986.53	26,624.81		267,611.34	75.78%	85,547.66	13,380.57
9.720	Wall Covering	15,997.00	13,312.41	2,662.48		15,974.89	99.86%	22.11	798.74
9.900	Paints & Coatings	136,302.00	74,357.78	33,511.06		107,868.84	79.14%	28,433.16	5,393.44
9.912	Painting	39,087.00	29,858.74	3,194.98		33,053.72	84.56%	6,033.28	1,652.69
10.162	Toilet Compartments/Stalls	15,997.00	4,576.28	714.06		5,290.34	33.07%	10,706.66	264.52

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 14

APPLICATION DATE: 6/30/2018

PERIOD TO: 6/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	4,420.94	-	-	4,420.94	36.44%	7,710.06	221.05
10.550	Postal Specialties	27,729.00	25,337.98	-	-	25,337.98	91.38%	2,391.02	1,266.90
10.910	Bike Rack	21,330.00	-	-	-	-	0.00%	21,330.00	-
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-	-	100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	265,272.10	5,975.12	-	271,247.23	89.47%	31,934.77	13,562.36
13.930	Wet Pipe Fire Suppression Spri	505,091.00	385,853.67	10,649.93	-	396,503.59	78.50%	108,587.41	19,825.18
14.200	Elevators	388,602.00	388,602.00	-	-	388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	60,802.96	25,340.03	-	86,142.99	84.14%	16,240.01	4,307.15
15.402	Plumbing	657,774.00	636,568.16	-	-	636,568.16	96.78%	21,205.84	31,828.41
15.502	HVAC	179,565.00	129,602.07	-	-	129,602.07	72.18%	49,962.93	6,480.10
15.540	Fuel Fired Heaters	15,997.00	15,974.89	-	-	15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	421,076.01	5,520.99	-	426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	863,584.17	15,351.73	-	878,935.90	96.28%	33,981.10	43,946.80
16.500	Lighting	25,722.00	21,657.69	-	-	21,657.69	84.20%	4,064.31	1,082.88
	Washington State Sales Tax	620,077.00	524,762.69	15,998.16	-	540,760.85	87.21%	79,316.15	-
CO#1	Change Order #1	79,675.95	79,675.95	-	-	79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-	-	7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-	-	6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-	-	541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-	-	9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-	-	843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-	-	24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-	-	2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	324,499.53	12,328.03	-	336,827.55	88.37%	44,339.10	16,841.38
	WSST on Change Order #5	33,542.67	28,555.96	1,084.87	-	29,640.82	88.37%	3,901.84	-
CO#6	Change Order #6	59,008.85	59,008.85	-	-	59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-	-	5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-	-	276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-	-	24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-	-	119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-	-	10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-	-	120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-	-	10,618.95	100.00%	-	-
	TOTALS	8,838,107.66	7,597,652.04	211,208.29	-	7,808,860.33	88.35%	1,029,286.10	358,861.55

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 15
INVOICE # 786715
PERIOD TO: 7/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	1,076,935.36	
Approved this Month		
Number		
10		
Date Approved		
7/26/2018	\$ 77,632.40	
TOTALS	\$ 1,154,567.76	\$ -
Net change by Change Orders	\$ 1,154,567.76	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 8/16/18

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,256,169.71	\$ 1,154,567.76
CONTRACT SUM TO DATE	\$ 8,922,571.71	\$ 8,200,892.76

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 7,512,208.83	\$ 334,977.82
2. PLUS: STATE SALES TAX @ 8.8%	\$ 661,107.37	\$ 29,478.05
3. SUBTOTAL	\$ 8,173,316.20	\$ 364,455.87
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (375,610.44)	\$ (16,748.89)
5. NET AMOUNT DUE	\$ 7,797,705.75	\$ 347,706.98

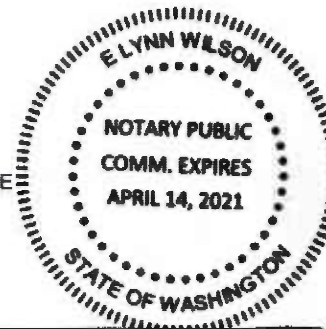
State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day Aug 8, 2018

Notary Public: [Signature]

My Commission Expires: 04-14-21



AMOUNT CERTIFIED \$
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____
This

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 7/31/2018
PERIOD TO: 7/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,612.36	-		2,612.36	97.99%	53.64	130.62
1.022	Engineering Services	21,330.00	21,299.85	-		21,299.85	99.86%	30.15	1,064.99
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	97,401.16	5,648.20		103,049.35	97.60%	2,533.65	5,152.47
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,088.48	-		3,088.48	96.55%	110.52	154.42
1.470	Special Inspections	5,994.00	5,431.46	-		5,431.46	90.61%	562.54	271.57
1.502	Temporary Power	3,733.00	3,160.13	106.50		3,266.63	87.51%	466.37	163.33
1.503	Temp. Construction/Barricades	5,332.00	4,115.98	213.00		4,328.98	81.19%	1,003.02	216.45
1.507	Project ID and Signs	2,837.00	2,438.91	94.83		2,533.73	89.31%	303.27	126.69
1.509	Portable Toilet Rental	3,199.00	3,194.98	-		3,194.98	99.87%	4.02	159.75
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,524.16	106.50		6,630.65	94.20%	408.35	331.53
1.560	Temp Barriers & Enclosures	5,439.00	4,633.70	144.65		4,778.34	87.85%	660.66	238.92
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,667.95	-		7,667.95	99.86%	11.05	383.40
1.701	Jobsite Daily Clean-up Labor	11,571.00	10,951.21	619.79		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	18,401.71	3,450.58		21,852.28	37.25%	36,804.72	1,092.61
1.704	Dumpster/Dump Fees	26,662.00	22,646.20	2,498.24		25,144.44	94.31%	1,517.56	1,257.22
1.707	Punch List Items	7,999.00	1,597.49	185.28		1,782.77	22.29%	6,216.23	89.14
2.001	Site Work	31,995.00	27,725.97	429.19		28,155.17	88.00%	3,839.83	1,407.76
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	6,657.48	695.23		7,352.71	34.47%	13,977.29	367.64
2.530	Sanitary Sewerage	21,330.00	10,796.36	-		10,796.36	50.62%	10,533.64	539.82
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	683.73	-		683.73	13.66%	4,320.27	34.19

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 7/31/2018
PERIOD TO: 7/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	-		18,702.77	100.00%	-	935.14
4.100	Masonry	26,662.00	16,443.34	-		16,443.34	61.67%	10,218.66	822.17
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	-		7,987.44	99.86%	11.56	399.37
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	18,496.48	9,569.66		28,066.14	63.72%	15,979.86	1,403.31
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	25,567.28	115.34		25,682.62	95.53%	1,200.38	1,284.13
6.400	Architectural Woodwork	496,751.00	436,011.92	21,352.57		457,364.49	92.07%	39,386.51	22,868.22
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	5,324.96	45,817.05		51,142.01	38.03%	83,333.99	2,557.10
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	9,238.09	655.72		9,893.80	92.77%	771.20	494.69
8.095	Door / Hardware Install	41,529.00	25,822.06	7,626.80		33,448.85	80.54%	8,080.15	1,672.44
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	39,040.67	434.23		39,474.90	91.17%	3,825.10	1,973.74
8.350	Folding Doors & Grilles	17,277.00	15,951.01	185.31		16,136.32	93.40%	1,140.68	806.82
8.450	All Glass Entrances & Storefro	26,662.00	21,535.89	76.68		21,612.57	81.06%	5,049.43	1,080.63
8.500	Windows	13,331.00	6,479.41	773.18		7,252.60	54.40%	6,078.40	362.63
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	42,675.71	5,324.96		48,000.68	90.02%	5,324.32	2,400.03
9.252	Sheetrock	379,671.00	351,079.86	5,378.21		356,458.07	93.89%	23,212.93	17,822.90
9.310	Ceramic Tile	9,065.00	3,191.78	532.50		3,724.28	41.08%	5,340.72	186.21
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	267,611.34	26,624.82		294,236.16	83.32%	58,922.84	14,711.81
9.720	Wall Covering	15,997.00	15,974.89	22.11		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	107,868.84	6,573.13		114,441.97	83.96%	21,860.03	5,722.10
9.912	Painting	39,087.00	33,053.72	1,108.09		34,161.81	87.40%	4,925.19	1,708.09
10.162	Toilet Compartments/Stalls	15,997.00	5,290.34	1,064.99		6,355.33	39.73%	9,641.67	317.77

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 15

APPLICATION DATE: 7/31/2018

PERIOD TO: 7/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	4,420.94	1,064.99		5,485.94	45.22%	6,645.06	274.30
10.550	Postal Specialties	27,729.00	25,337.98	2,391.02		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	-	3,727.47		3,727.47	17.48%	17,602.53	186.37
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	271,247.23	12,857.66		284,104.88	93.71%	19,077.12	14,205.24
13.930	Wet Pipe Fire Suppression Spr	505,091.00	396,503.59	42,599.70		439,103.30	86.94%	65,987.70	21,955.16
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	86,142.99	-		86,142.99	84.14%	16,240.01	4,307.15
15.402	Plumbing	657,774.00	636,568.16	2,129.99		638,698.15	97.10%	19,075.85	31,934.91
15.502	HVAC	179,565.00	129,602.07	-		129,602.07	72.18%	49,962.93	6,480.10
15.540	Fuel Fired Heaters	15,997.00	15,974.89	-		15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	878,935.90	33,981.10		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	21,657.69	4,064.31		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	540,760.85	22,021.43	-	562,782.28	90.76%	57,294.72	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	336,827.55	7,101.87		343,929.42	90.23%	37,237.23	17,196.47
	WSST on Change Order #5	33,542.67	29,640.82	624.96		30,265.79	90.23%	3,276.88	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	-	77,632.40		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	-	6,831.65		6,831.65	100.00%	-	-
	TOTALS	8,922,571.71	7,808,860.33	364,455.87	-	8,173,316.20	91.60%	749,294.28	375,610.44

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 16
INVOICE #: 786716
PERIOD TO: 8/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17 7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		1,154,567.76	
Approved this Month			
Number	Date Approved		
11	8/30/2018	\$ 495,453.19	
TOTALS		\$ 1,650,020.95	\$ 1,650,020.95
Net change by Change Orders		\$	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By [Signature] Date: 9/4/18

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,795,222.78	\$ 1,650,020.95
CONTRACT SUM TO DATE	\$ 9,461,624.78	\$ 8,696,345.95

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 8,028,186.33	\$ 515,977.50
2. PLUS: STATE SALES TAX @ 8.8%	\$ 706,513.39	\$ 45,406.02
3. SUBTOTAL	\$ 8,734,699.72	\$ 561,383.52
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (401,409.32)	\$ (25,796.88)
5. NET AMOUNT DUE	\$ 8,333,290.40	\$ 535,586.65

State of: WASHINGTON
Subscribed and sworn to before me this day 9/4/2018
Notary Public [Signature]
My Commission Expires: 04-14-21



ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$535,586.65
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By [Signature] Date: 8/31/2018
This

[Signature]

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 16

APPLICATION DATE: 8/31/2018

PERIOD TO: 8/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,612.36	50.12		2,662.48	99.87%	3.52	133.12
1.022	Engineering Services	21,330.00	21,299.85	-		21,299.85	99.86%	30.15	1,064.99
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	103,049.35	2,533.65		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,088.48	106.50		3,194.98	99.87%	4.02	159.75
1.470	Special Inspections	5,994.00	5,431.46	106.50		5,537.96	92.39%	456.04	276.90
1.502	Temporary Power	3,733.00	3,266.63	213.00		3,479.63	93.21%	253.37	173.98
1.503	Temp. Construction/Barricades	5,332.00	4,328.98	266.25		4,595.23	86.18%	736.77	229.76
1.507	Project ID and Signs	2,837.00	2,533.73	303.27		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,194.98	-		3,194.98	99.87%	4.02	159.75
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,630.65	213.00		6,843.65	97.22%	195.35	342.18
1.560	Temp Barriers & Enclosures	5,439.00	4,778.34	99.19		4,877.54	89.68%	561.46	243.88
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,667.95	-		7,667.95	99.86%	11.05	383.40
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	21,852.28	9,451.04		31,303.33	53.37%	27,353.67	1,565.17
1.704	Dumpster/Dump Fees	26,662.00	25,144.44	901.53		26,045.97	97.69%	616.03	1,302.30
1.707	Punch List Items	7,999.00	1,782.77	1,936.52		3,719.28	46.50%	4,279.72	185.96
2.001	Site Work	31,995.00	28,155.17	-		28,155.17	88.00%	3,839.83	1,407.76
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	7,352.71	782.13		8,134.84	38.14%	13,195.16	406.74
2.530	Sanitary Sewerage	21,330.00	10,796.36	221.50		11,017.86	51.65%	10,312.14	550.89
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	683.73	-		683.73	13.66%	4,320.27	34.19

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 16

APPLICATION DATE: 8/31/2018

PERIOD TO: 8/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	-		18,702.77	100.00%	-	935.14
4.100	Masonry	26,662.00	16,443.34	2,765.96		19,209.29	72.05%	7,452.71	960.46
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	-		7,987.44	99.86%	11.56	399.37
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	28,066.14	4,584.62		32,650.77	74.13%	11,395.23	1,632.54
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	25,682.62	445.28		26,127.90	97.19%	755.10	1,306.40
6.400	Architectural Woodwork	496,751.00	457,364.49	11,982.47		469,346.96	94.48%	27,404.04	23,467.35
7.330	Roof Coverings	68,437.00	63,867.89	-		63,867.89	93.32%	4,569.11	3,193.39
7.500	Membrane Roofing	65,269.00	10,117.43	-		10,117.43	15.50%	55,151.57	505.87
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	51,142.01	83,145.04		134,287.05	99.86%	188.95	6,714.35
7.720	Roof Accessories	4,853.00	2,662.48	-		2,662.48	54.86%	2,190.52	133.12
7.930	Caulking	10,665.00	9,893.80	252.31		10,146.11	95.13%	518.89	507.31
8.095	Door / Hardware Install	41,529.00	33,448.85	7,721.20		41,170.05	99.14%	358.95	2,058.50
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	39,474.90	937.19		40,412.09	93.33%	2,887.91	2,020.60
8.350	Folding Doors & Grilles	17,277.00	16,136.32	-		16,136.32	93.40%	1,140.68	806.82
8.450	All Glass Entrances & Storefro	26,662.00	21,612.57	1,597.49		23,210.05	87.05%	3,451.95	1,160.50
8.500	Windows	13,331.00	7,252.60	2,129.99		9,382.58	70.38%	3,948.42	469.13
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	48,000.68	5,324.32		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	356,458.07	23,212.93		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	3,724.28	1,597.49		5,321.77	58.71%	3,743.23	266.09
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	294,236.16	15,974.89		310,211.04	87.84%	42,947.96	15,510.55
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	114,441.97	21,860.03		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	34,161.81	4,925.19		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	6,355.33	2,129.99		8,485.32	53.04%	7,511.68	424.27

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 16
APPLICATION DATE: 8/31/2018
PERIOD TO: 8/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	5,485.94	2,853.01		8,338.95	68.74%	3,792.05	416.95
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	3,727.47	4,301.27		8,028.74	37.64%	13,301.26	401.44
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	284,104.88	5,324.96		289,429.84	95.46%	13,752.16	14,471.49
13.930	Wet Pipe Fire Suppression Spr	505,091.00	439,103.30	51,758.64		490,861.94	97.18%	14,229.06	24,543.10
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	86,142.99	-		86,142.99	84.14%	16,240.01	4,307.15
15.402	Plumbing	657,774.00	638,698.15	-		638,698.15	97.10%	19,075.85	31,934.91
15.502	HVAC	179,565.00	129,602.07	5,511.34		135,113.41	75.24%	44,451.59	6,755.67
15.540	Fuel Fired Heaters	15,997.00	15,974.89	-		15,974.89	99.86%	22.11	798.74
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	562,782.28	24,421.74	-	587,204.02	94.70%	32,872.98	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	343,929.42	8,921.94		352,851.36	92.57%	28,315.29	17,642.57
	WSST on Change Order #5	33,542.67	30,265.79	785.13		31,050.92	92.57%	2,491.75	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-
CO#11	Change Order #11	495,453.19	-	229,535.79		229,535.79	46.33%	265,917.40	-
	WSST on Change Order #11	43,599.88	-	20,199.15		20,199.15	46.33%	23,400.73	-
	TOTALS	9,461,624.78	8,173,316.20	561,383.52	-	8,734,699.72	92.32%	726,963.83	389,932.53

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 17
INVOICE #: 786717
PERIOD TO: 9/30/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17 7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		1,650,020.95	
Approved this Month			
Number	Date Approved		
12	9/26/2018	\$ 173,737.83	
TOTALS		\$ 1,823,758.78	\$ -
Net change by Change Orders		\$ 1,823,758.78	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 10/4/18

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 1,984,249.54	\$ 1,823,758.78
CONTRACT SUM TO DATE	\$ 9,650,651.54	\$ 8,870,083.78

	TOTALS TO DATE	THIS INVOICE
1 WORK COMPLETED AND STORED	\$ 8,314,994.97	\$ 286,808.64
2 PLUS: STATE SALES TAX @ 8.8%	\$ 731,752.55	\$ 25,239.16
3 SUBTOTAL	\$ 9,046,747.52	\$ 312,047.80
4 LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (415,749.75)	\$ (14,340.43)
5 NET AMOUNT DUE	\$ 8,630,997.77	\$ 297,707.37

State of: WASHINGTON County of: SPOKANE
Subscribed and sworn to before me this day 10-4-2018
Notary Public [Signature]
My Commission Expires: 04-14-21



ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED 297,707.37
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature] Date: 9/30/2018

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 18
INVOICE # 786718
PERIOD TO: 10/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	1,823,758.78	
Approved this Month		
Number	Date Approved	
13	10/26/2018	\$ 208,281.08
TOTALS	\$ 2,032,039.86	\$ -
Net change by Change Orders	\$	2,032,039.86

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 11/16/18

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 2,210,859.36	\$ 2,032,039.86
CONTRACT SUM TO DATE	\$ 9,877,261.36	\$ 9,078,364.86

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 8,741,759.17	\$ 426,764.19
2. PLUS: STATE SALES TAX @ 8.8%	\$ 769,307.79	\$ 37,555.25
3. SUBTOTAL	\$ 9,511,066.96	\$ 464,319.44
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (437,087.96)	\$ (21,338.21)
5. NET AMOUNT DUE	\$ 9,073,979.00	\$ 442,981.23

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

State of: WASHINGTON

Subscribed and sworn to before me this day 16th, November 2018
Notary Public: [Signature]

County of: SPOKANE

My Commission Expires: 10/27/2020

NOTARY PUBLIC
PEGGY S. MHLKE
COMM. EXPIRES
OCTOBER 27, 2020
STATE OF WASHINGTON

AMOUNT CERTIFIED..... \$ 442,981.23 -

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature]
This

Date: 10/31/2018

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 18

APPLICATION DATE: 10/31/2018

PERIOD TO: 10/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,662.48	3.52		2,666.00	100.00%	-	133.30
1.022	Engineering Services	21,330.00	21,299.85	30.15		21,330.00	100.00%	-	1,066.50
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	105,583.00	-		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,194.98	4.02		3,199.00	100.00%	-	159.95
1.470	Special Inspections	5,994.00	5,537.96	8.29		5,546.25	92.53%	447.75	277.31
1.502	Temporary Power	3,733.00	3,586.13	146.87		3,733.00	100.00%	-	186.65
1.503	Temp. Construction/Barricades	5,332.00	4,861.48	6.64		4,868.12	91.30%	463.88	243.41
1.507	Project ID and Signs	2,837.00	2,837.00	-		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,194.98	4.02		3,199.00	100.00%	-	159.95
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	6,843.65	195.35		7,039.00	100.00%	-	351.95
1.560	Temp Barriers & Enclosures	5,439.00	5,221.45	217.55		5,439.00	100.00%	-	271.95
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,667.95	11.05		7,679.00	100.00%	-	383.95
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	33,763.46	2,052.57		35,816.03	61.06%	22,840.97	1,790.80
1.704	Dumpster/Dump Fees	26,662.00	26,624.82	37.19		26,662.00	100.00%	-	1,333.10
1.707	Punch List Items	7,999.00	5,323.70	675.55		5,999.25	75.00%	1,999.75	299.96
2.001	Site Work	31,995.00	28,155.17	3,839.83		31,995.00	100.00%	-	1,599.75
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	8,627.29	757.91		9,385.20	44.00%	11,944.80	469.26
2.530	Sanitary Sewerage	21,330.00	14,212.84	7,117.16		21,330.00	100.00%	-	1,066.50
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	683.73	-		683.73	13.66%	4,320.27	34.19

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 18

Contractor's signed Certification is attached.

APPLICATION DATE: 10/31/2018

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 10/31/2018

Use Column I on Contracts where variable retainage for line items apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,702.77	(38.77)		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	20,037.62	758.74		20,796.36	78.00%	5,865.64	1,039.82
5.040	Screws/Clips/Anchors	7,999.00	7,987.44	11.56		7,999.00	100.00%	-	399.95
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	34,341.63	49.48		34,391.12	78.08%	9,654.88	1,719.56
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	26,883.00	-		26,883.00	100.00%	-	1,344.15
6.400	Architectural Woodwork	496,751.00	472,179.84	2,634.60		474,814.44	95.58%	21,936.56	23,740.72
7.330	Roof Coverings	68,437.00	68,340.58	96.42		68,437.00	100.00%	-	3,421.85
7.500	Membrane Roofing	65,269.00	65,269.00	-		65,269.00	100.00%	-	3,263.45
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	134,476.00	-		134,476.00	100.00%	-	6,723.80
7.720	Roof Accessories	4,853.00	3,658.45	5.56		3,664.02	75.50%	1,188.99	183.20
7.930	Caulking	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
8.095	Door / Hardware Install	41,529.00	41,170.05	-		41,170.05	99.14%	358.95	2,058.50
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	41,404.96	59.12		41,464.08	95.76%	1,835.92	2,073.20
8.350	Folding Doors & Grilles	17,277.00	16,204.05	22.50		16,226.56	93.92%	1,050.44	811.33
8.450	All Glass Entrances & Storefro	26,662.00	23,742.55	253.25		23,995.80	90.00%	2,666.20	1,199.79
8.500	Windows	13,331.00	9,382.58	615.67		9,998.25	75.00%	3,332.75	499.91
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	53,325.00	-		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	379,671.00	-		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	5,321.77	117.23		5,439.00	60.00%	3,626.00	271.95
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	310,211.04	25,290.01		335,501.05	95.00%	17,657.95	16,775.05
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	136,302.00	-		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	39,087.00	-		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	8,485.32	1,912.73		10,398.05	65.00%	5,598.95	519.90

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 18

APPLICATION DATE: 10/31/2018

PERIOD TO: 10/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	8,871.44	226.81		9,098.25	75.00%	3,032.75	454.91
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	8,561.24	2,103.76		10,665.00	50.00%	10,665.00	533.25
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	289,429.84	412.15		289,841.99	95.60%	13,340.01	14,492.10
13.930	Wet Pipe Fire Suppression Spr	505,091.00	501,511.86	1,011.74		502,523.61	99.49%	2,567.39	25,126.18
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	86,142.99	16,240.01		102,383.00	100.00%	-	5,119.15
15.402	Plumbing	657,774.00	646,272.38	-		646,272.38	98.25%	11,501.62	32,313.62
15.502	HVAC	179,565.00	135,113.41	21,738.63		156,852.04	87.35%	22,712.96	7,842.60
15.540	Fuel Fired Heaters	15,997.00	15,974.89	22.11		15,997.00	100.00%	-	799.85
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	595,772.14	7,801.29	-	603,573.43	97.34%	16,503.57	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	0.00	-
CO#5	Change Order #5	381,166.65	365,752.33	921.01		366,673.34	96.20%	14,493.31	18,333.67
	WSST on Change Order #5	33,542.67	32,186.21	81.05		32,267.25	96.20%	1,275.41	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 18

APPLICATION DATE: 10/31/2018

PERIOD TO: 10/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
CO#11	Change Order #11	495,453.19	353,078.49	142,374.70		495,453.19	100.00%	-	24,772.66
	WSST on Change Order #11	43,599.88	31,070.91	12,528.97		43,599.88	100.00%	-	-
CO#12	Change Order #12	173,737.83	53,000.00	80,262.92		133,262.92	76.70%	40,474.91	6,663.15
	WSST on Change Order #12	15,288.93	4,664.00	7,063.14		11,727.14	76.70%	3,561.79	-
CO#13	Change Order #13	208,281.08	-	114,554.59		114,554.59	55.00%	93,726.49	5,727.73
	WSST on Change Order #13	18,328.74	-	10,080.80		10,080.80	55.00%	8,247.93	-
	TOTALS	9,877,261.36	9,046,747.52	464,319.44	-	9,511,066.96	96.29%	366,194.40	437,087.96

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 19
INVOICE #: 786719
PERIOD TO: 11/30/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	2,032,039.86	
Approved this Month		
Number	Date Approved	
14	11/30/2018	\$ 191,856.06
TOTALS	\$ 2,223,895.92	\$ -
Net change by Change Orders	\$	2,223,895.92

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 11/2/19

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 2,419,598.75	\$ 2,223,895.92
CONTRACT SUM TO DATE	\$ 10,086,000.75	\$ 9,270,220.92

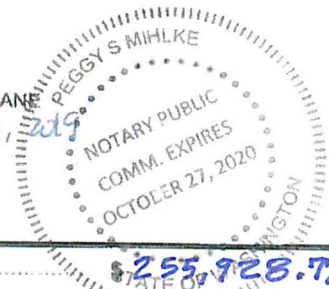
	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 8,976,987.82	\$ 235,228.65
2. PLUS: STATE SALES TAX @ 8.8%	\$ 790,007.92	\$ 20,700.12
3. SUBTOTAL	\$ 9,766,995.73	\$ 255,928.77
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (448,849.39)	\$ (11,761.43)
5. NET AMOUNT DUE	\$ 9,318,146.34	\$ 244,167.34

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

State of: WASHINGTON
Subscribed and sworn to before me this day
Notary Public: [Signature]
My Commission Expires: 10/27/2020

County of: SPOKANE



AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature]
This

Date: 11/30/18

\$ 255,928.77

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 19

APPLICATION DATE: 11/30/2018

PERIOD TO: 11/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
1.012	Blue Prints	2,666.00	2,666.00	-		2,666.00	100.00%	-	133.30
1.022	Engineering Services	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	105,583.00	-		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.470	Special Inspections	5,994.00	5,546.25	-		5,546.25	92.53%	447.75	277.31
1.502	Temporary Power	3,733.00	3,733.00	-		3,733.00	100.00%	-	186.65
1.503	Temp. Construction/Barricades	5,332.00	4,868.12	463.88		5,332.00	100.00%	-	266.60
1.507	Project ID and Signs	2,837.00	2,837.00	-		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	7,039.00	-		7,039.00	100.00%	-	351.95
1.560	Temp Barriers & Enclosures	5,439.00	5,439.00	-		5,439.00	100.00%	-	271.95
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,679.00	-		7,679.00	100.00%	-	383.95
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	35,816.03	1,723.91		37,539.95	64.00%	21,117.05	1,877.00
1.704	Dumpster/Dump Fees	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
1.707	Punch List Items	7,999.00	5,999.25	-		5,999.25	75.00%	1,999.75	299.96
2.001	Site Work	31,995.00	31,995.00	-		31,995.00	100.00%	-	1,599.75
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	9,385.20	853.20		10,238.40	48.00%	11,091.60	511.92
2.530	Sanitary Sewerage	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.765	Asphalt Striping	3,199.00	-	-		-	0.00%	3,199.00	-
2.820	Fences & Gates	5,004.00	683.73	-		683.73	13.66%	4,320.27	34.19

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 19

APPLICATION DATE: 11/30/2018

PERIOD TO: 11/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	20,796.36	1,066.48		21,862.84	82.00%	4,799.16	1,093.14
5.040	Screws/Clips/Anchors	7,999.00	7,999.00	-		7,999.00	100.00%	-	399.95
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	34,391.12	-		34,391.12	78.08%	9,654.88	1,719.56
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	26,883.00	-		26,883.00	100.00%	-	1,344.15
6.400	Architectural Woodwork	496,751.00	474,814.44	2,512.06		477,326.50	96.09%	19,424.50	23,866.32
7.330	Roof Coverings	68,437.00	68,437.00	-		68,437.00	100.00%	-	3,421.85
7.500	Membrane Roofing	65,269.00	65,269.00	-		65,269.00	100.00%	-	3,263.45
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	134,476.00	-		134,476.00	100.00%	-	6,723.80
7.720	Roof Accessories	4,853.00	3,664.02	-		3,664.02	75.50%	1,188.99	183.20
7.930	Caulking	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
8.095	Door / Hardware Install	41,529.00	41,170.05	-		41,170.05	99.14%	358.95	2,058.50
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	41,464.08	536.92		42,001.00	97.00%	1,299.00	2,100.05
8.350	Folding Doors & Grilles	17,277.00	16,226.56	-		16,226.56	93.92%	1,050.44	811.33
8.450	All Glass Entrances & Storefro	26,662.00	23,995.80	1,599.72		25,595.52	96.00%	1,066.48	1,279.78
8.500	Windows	13,331.00	9,998.25	1,333.10		11,331.35	85.00%	1,999.65	566.57
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	53,325.00	-		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	379,671.00	-		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	5,439.00	-		5,439.00	60.00%	3,626.00	271.95
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	335,501.05	3,531.59		339,032.64	96.00%	14,126.36	16,951.63
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	136,302.00	-		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	39,087.00	-		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	10,398.05	1,599.70		11,997.75	75.00%	3,999.25	599.89

CONTINUATION SHEET

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APPLICATION NUMBER: 19

APPLICATION DATE: 11/30/2018

PERIOD TO: 11/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	9,098.25	606.55		9,704.80	80.00%	2,426.20	485.24
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	10,665.00	1,066.50		11,731.50	55.00%	9,598.50	586.58
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	-		100,029.43	96.06%	4,101.57	5,001.47
11.400	Food Service Equipment	303,182.00	289,841.99	-		289,841.99	95.60%	13,340.01	14,492.10
13.930	Wet Pipe Fire Suppression Spr	505,091.00	502,523.61	1,064.99		503,588.60	99.70%	1,502.40	25,179.43
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	102,383.00	-		102,383.00	100.00%	-	5,119.15
15.402	Plumbing	657,774.00	646,272.38	-		646,272.38	98.25%	11,501.62	32,313.62
15.502	HVAC	179,565.00	156,852.04	13,135.73		169,987.76	94.67%	9,577.24	8,499.39
15.540	Fuel Fired Heaters	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	603,573.43	2,736.30	-	606,309.73	97.78%	13,767.27	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	0.00	-
CO#5	Change Order #5	381,166.65	366,673.34	6,889.55		373,562.89	98.01%	7,603.76	18,678.14
	WSST on Change Order #5	33,542.67	32,267.25	606.28		32,873.53	98.01%	669.13	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-

CONTINUATION SHEET

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APPLICATION NUMBER: 19

APPLICATION DATE: 11/30/2018

PERIOD TO: 11/30/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
CO#11	Change Order #11	495,453.19	495,453.19	-		495,453.19	100.00%	-	24,772.66
	WSST on Change Order #11	43,599.88	43,599.88	-		43,599.88	100.00%	-	-
CO#12	Change Order #12	173,737.83	133,262.92	40,474.91		173,737.83	100.00%	-	8,686.89
	WSST on Change Order #12	15,288.93	11,727.14	3,561.79		15,288.93	100.00%	-	-
CO#13	Change Order #13	208,281.08	114,554.59	41,656.22		156,210.81	75.00%	52,070.27	7,810.54
	WSST on Change Order #13	18,328.74	10,080.80	3,665.75		13,746.55	75.00%	4,582.18	-
CO#14	Change Order #14	191,856.06	-	115,113.64		115,113.64	60.00%	76,742.42	5,755.68
	WSST on Change Order #14	16,883.33	-	10,130.00		10,130.00	60.00%	6,753.33	-
	TOTALS	10,086,000.75	9,511,066.96	255,928.77	-	9,766,995.73	96.84%	319,005.02	448,849.39

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 20
INVOICE #: 786720
PERIOD TO: 12/31/2018

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	2,223,895.92	
Approved this Month		
Number	Date Approved	
15	12/31/2018	\$ 133,914.23
TOTALS	\$ 2,357,810.15	\$ -
Net change by Change Orders	\$ 2,357,810.15	\$ 2,357,810.15

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 2/13/19

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 2,565,297.43	\$ 2,357,810.15
CONTRACT SUM TO DATE	\$ 10,231,699.43	\$ 9,404,135.15

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 9,285,239.24	\$ 308,251.42
2. PLUS: STATE SALES TAX @ 8.8%	\$ 817,134.04	\$ 27,126.13
3. SUBTOTAL	\$ 10,102,373.28	\$ 335,377.55
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (464,261.96)	\$ (15,412.57)
5. NET AMOUNT DUE	\$ 9,638,111.32	\$ 319,964.98

State of: WASHINGTON

Subscribed and sworn to before me this day

County of: SPOKANE

Notary Public: [Signature]

My Commission Expires 10/21/2020



ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature]
This

Date: 12/31/2018

\$ 335,377.55

CONTINUATION SHEET

AIA DOCUMENT G703

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APPLICATION NUMBER: 20

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

A	B		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1.012	Blue Prints	2,666.00	2,666.00	-		2,666.00	100.00%	-	133.30
1.022	Engineering Services	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	105,583.00	-		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.470	Special Inspections	5,994.00	5,546.25	447.75		5,994.00	100.00%	-	299.70
1.502	Temporary Power	3,733.00	3,733.00	-		3,733.00	100.00%	-	186.65
1.503	Temp. Construction/Barricades	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.507	Project ID and Signs	2,837.00	2,837.00	-		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	7,039.00	-		7,039.00	100.00%	-	351.95
1.560	Temp Barriers & Enclosures	5,439.00	5,439.00	-		5,439.00	100.00%	-	271.95
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,679.00	-		7,679.00	100.00%	-	383.95
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	37,539.95	15,251.35		52,791.30	90.00%	5,865.70	2,639.57
1.704	Dumpster/Dump Fees	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
1.707	Punch List Items	7,999.00	5,999.25	1,699.80		7,599.05	95.00%	399.95	379.95
2.001	Site Work	31,995.00	31,995.00	-		31,995.00	100.00%	-	1,599.75
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	10,238.40	11,091.60		21,330.00	100.00%	-	1,066.50
2.530	Sanitary Sewerage	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.765	Asphalt Striping	3,199.00	-	3,199.00		3,199.00	100.00%	-	159.95
2.820	Fences & Gates	5,004.00	683.73	1,067.67		1,751.40	35.00%	3,252.60	87.57

CONTINUATION SHEET

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APPLICATION NUMBER: 20

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	21,862.84	-		21,862.84	82.00%	4,799.16	1,093.14
5.040	Screws/Clips/Anchors	7,999.00	7,999.00	-		7,999.00	100.00%	-	399.95
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	34,391.12	845.68		35,236.80	80.00%	8,809.20	1,761.84
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	0.00	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	26,883.00	-		26,883.00	100.00%	-	1,344.15
6.400	Architectural Woodwork	496,751.00	477,326.50	19,424.50		496,751.00	100.00%	-	24,837.55
7.330	Roof Coverings	68,437.00	68,437.00	-		68,437.00	100.00%	-	3,421.85
7.500	Membrane Roofing	65,269.00	65,269.00	-		65,269.00	100.00%	-	3,263.45
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	134,476.00	-		134,476.00	100.00%	-	6,723.80
7.720	Roof Accessories	4,853.00	3,664.02	-		3,664.02	75.50%	1,188.99	183.20
7.930	Caulking	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
8.095	Door / Hardware Install	41,529.00	41,170.05	358.95		41,529.00	100.00%	-	2,076.45
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	42,001.00	1,299.00		43,300.00	100.00%	-	2,165.00
8.350	Folding Doors & Grilles	17,277.00	16,226.56	186.59		16,413.15	95.00%	863.85	820.66
8.450	All Glass Entrances & Storefro	26,662.00	25,595.52	1,066.48		26,662.00	100.00%	-	1,333.10
8.500	Windows	13,331.00	11,331.35	1,999.65		13,331.00	100.00%	-	666.55
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	53,325.00	-		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	379,671.00	-		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	5,439.00	1,813.00		7,252.00	80.00%	1,813.00	362.60
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	339,032.64	14,126.36		353,159.00	100.00%	-	17,657.95
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	136,302.00	-		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	39,087.00	-		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	11,997.75	1,599.70		13,597.45	85.00%	2,399.55	679.87

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached.

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APPLICATION NUMBER: 20

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	9,704.80	-		9,704.80	80.00%	2,426.20	485.24
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	11,731.50	2,133.00		13,864.50	65.00%	7,465.50	693.23
11.110	Laundry & Dry Cleaning Equip	104,131.00	100,029.43	4,101.57		104,131.00	100.00%	-	5,206.55
11.400	Food Service Equipment	303,182.00	289,841.99	13,340.01		303,182.00	100.00%	-	15,159.10
13.930	Wet Pipe Fire Suppression Spr	505,091.00	503,588.60	1,502.40		505,091.00	100.00%	-	25,254.55
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	102,383.00	-		102,383.00	100.00%	-	5,119.15
15.402	Plumbing	657,774.00	646,272.38	11,501.62		657,774.00	100.00%	-	32,888.70
15.502	HVAC	179,565.00	169,987.76	9,577.24		179,565.00	100.00%	-	8,978.25
15.540	Fuel Fired Heaters	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	606,309.73	10,342.90	-	616,652.63	99.45%	3,424.37	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	0.00	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	0.00	-
CO#5	Change Order #5	381,166.65	373,562.89	7,603.76		381,166.65	100.00%	-	19,058.33
	WSST on Change Order #5	33,542.67	32,873.53	669.13		33,542.67	100.00%	-	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-

CONTINUATION SHEET

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APPLICATION NUMBER: 20

APPLICATION DATE: 12/31/2018

PERIOD TO: 12/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
CO#11	Change Order #11	495,453.19	495,453.19	-		495,453.19	100.00%	-	24,772.66
	WSST on Change Order #11	43,599.88	43,599.88	-		43,599.88	100.00%	-	-
CO#12	Change Order #12	173,737.83	173,737.83	-		173,737.83	100.00%	-	8,686.89
	WSST on Change Order #12	15,288.93	15,288.93	-		15,288.93	100.00%	-	-
CO#13	Change Order #13	208,281.08	156,210.81	52,070.27		208,281.08	100.00%	-	10,414.05
	WSST on Change Order #13	18,328.74	13,746.55	4,582.18		18,328.74	100.00%	-	-
CO#14	Change Order #14	191,856.06	115,113.64	76,742.42		191,856.06	100.00%	-	9,592.80
	WSST on Change Order #14	16,883.33	10,130.00	6,753.33		16,883.33	100.00%	-	-
CO#15	Change Order #15	133,914.23	-	54,302.03		54,302.03	40.55%	79,612.20	2,715.10
	WSST on Change Order #15	11,784.45	-	4,778.58		4,778.58	40.55%	7,005.87	-
	TOTALS	10,231,699.43	9,766,995.73	335,377.55	-	10,102,373.28	98.74%	129,326.15	464,261.96

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 21
INVOICE #: 786721
PERIOD TO: 1/31/2019

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		2,357,810.15	
Approved this Month			
Number	Date Approved		
16	1/31/2019	\$ 578,443.49	
TOTALS		\$ 2,936,253.64	\$ -
Net change by Change Orders		\$	2,936,253.64

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 3/22/19

ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 3,194,643.95	\$ 2,936,253.64
CONTRACT SUM TO DATE	\$ 10,861,045.95	\$ 9,982,578.64

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 9,982,578.63	\$ 697,339.39
2. PLUS: STATE SALES TAX @ 8.8%	\$ 878,467.32	\$ 61,333.28
3. SUBTOTAL	\$ 10,861,045.95	\$ 758,672.66
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (499,128.93)	\$ (34,866.97)
5. NET AMOUNT DUE	\$ 10,361,917.02	\$ 723,805.69

State of: WASHINGTON

Subscribed and sworn to before me this day 22nd, March, 2019, County of: SPOKANE

Notary Public: [Signature]

My Commission Expires: 10/27/2020



AMOUNT CERTIFIED..... \$ 758,672.66
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature] Date: 1/31/2019
This

CONTINUATION SHEET

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APPLICATION NUMBER: 21

APPLICATION DATE: 1/31/2019

PERIOD TO: 1/31/2019

A	B		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1.012	Blue Prints	2,666.00	2,666.00	-		2,666.00	100.00%	-	133.30
1.022	Engineering Services	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	105,583.00	-		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.470	Special Inspections	5,994.00	5,994.00	-		5,994.00	100.00%	-	299.70
1.502	Temporary Power	3,733.00	3,733.00	-		3,733.00	100.00%	-	186.65
1.503	Temp. Construction/Barricades	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.507	Project ID and Signs	2,837.00	2,837.00	-		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	7,039.00	-		7,039.00	100.00%	-	351.95
1.560	Temp Barriers & Enclosures	5,439.00	5,439.00	-		5,439.00	100.00%	-	271.95
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,679.00	-		7,679.00	100.00%	-	383.95
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	52,791.30	5,865.70		58,657.00	100.00%	-	2,932.85
1.704	Dumpster/Dump Fees	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
1.707	Punch List Items	7,999.00	7,599.05	399.95		7,999.00	100.00%	-	399.95
2.001	Site Work	31,995.00	31,995.00	-		31,995.00	100.00%	-	1,599.75
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.530	Sanitary Sewerage	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.765	Asphalt Striping	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
2.820	Fences & Gates	5,004.00	1,751.40	3,252.60		5,004.00	100.00%	-	250.20

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						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	21,862.84	4,799.16		26,662.00	100.00%	-	1,333.10
5.040	Screws/Clips/Anchors	7,999.00	7,999.00	-		7,999.00	100.00%	-	399.95
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	35,236.80	8,809.20		44,046.00	100.00%	-	2,202.30
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	-	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	26,883.00	-		26,883.00	100.00%	-	1,344.15
6.400	Architectural Woodwork	496,751.00	496,751.00	-		496,751.00	100.00%	-	24,837.55
7.330	Roof Coverings	68,437.00	68,437.00	-		68,437.00	100.00%	-	3,421.85
7.500	Membrane Roofing	65,269.00	65,269.00	-		65,269.00	100.00%	-	3,263.45
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	134,476.00	-		134,476.00	100.00%	-	6,723.80
7.720	Roof Accessories	4,853.00	3,664.02	1,188.99		4,853.00	100.00%	-	242.65
7.930	Caulking	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
8.095	Door / Hardware Install	41,529.00	41,529.00	-		41,529.00	100.00%	-	2,076.45
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	43,300.00	-		43,300.00	100.00%	-	2,165.00
8.350	Folding Doors & Grilles	17,277.00	16,413.15	863.85		17,277.00	100.00%	-	863.85
8.450	All Glass Entrances & Storefro	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
8.500	Windows	13,331.00	13,331.00	-		13,331.00	100.00%	-	666.55
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	53,325.00	-		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	379,671.00	-		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	7,252.00	1,813.00		9,065.00	100.00%	-	453.25
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	353,159.00	-		353,159.00	100.00%	-	17,657.95
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	136,302.00	-		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	39,087.00	-		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	13,597.45	2,399.55		15,997.00	100.00%	-	799.85

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 21

APPLICATION DATE: 1/31/2019

PERIOD TO: 1/31/2019

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
10.525	Fire Extinguishers	12,131.00	9,704.80	2,426.20		12,131.00	100.00%	-	606.55
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	13,864.50	7,465.50		21,330.00	100.00%	-	1,066.50
11.110	Laundry & Dry Cleaning Equip	104,131.00	104,131.00	-		104,131.00	100.00%	-	5,206.55
11.400	Food Service Equipment	303,182.00	303,182.00	-		303,182.00	100.00%	-	15,159.10
13.930	Wet Pipe Fire Suppression Spr	505,091.00	505,091.00	-		505,091.00	100.00%	-	25,254.55
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	102,383.00	-		102,383.00	100.00%	-	5,119.15
15.402	Plumbing	657,774.00	657,774.00	-		657,774.00	100.00%	-	32,888.70
15.502	HVAC	179,565.00	179,565.00	-		179,565.00	100.00%	-	8,978.25
15.540	Fuel Fired Heaters	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	616,652.63	3,424.37	-	620,077.00	100.00%	-	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	381,166.65	-		381,166.65	100.00%	-	19,058.33
	WSST on Change Order #5	33,542.67	33,542.67	-		33,542.67	100.00%	-	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-

CONTINUATION SHEET

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APPLICATION NUMBER: 21

APPLICATION DATE: 1/31/2019

PERIOD TO: 1/31/2019

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
CO#11	Change Order #11	495,453.19	495,453.19	-		495,453.19	100.00%	-	24,772.66
	WSST on Change Order #11	43,599.88	43,599.88	-		43,599.88	100.00%	-	-
CO#12	Change Order #12	173,737.83	173,737.83	-		173,737.83	100.00%	-	8,686.89
	WSST on Change Order #12	15,288.93	15,288.93	-		15,288.93	100.00%	-	-
CO#13	Change Order #13	208,281.08	208,281.08	-		208,281.08	100.00%	-	10,414.05
	WSST on Change Order #13	18,328.74	18,328.74	-		18,328.74	100.00%	-	-
CO#14	Change Order #14	191,856.06	191,856.06	-		191,856.06	100.00%	-	9,592.80
	WSST on Change Order #14	16,883.33	16,883.33	-		16,883.33	100.00%	-	-
CO#15	Change Order #15	133,914.23	54,302.03	79,612.20		133,914.23	100.00%	-	6,695.71
	WSST on Change Order #15	11,784.45	4,778.58	7,005.87		11,784.45	100.00%	-	-
CO#16	Change Order #16	578,443.49	-	578,443.49		578,443.49	100.00%	-	28,922.17
	WSST on Change Order #16	50,903.03	-	50,903.03		50,903.03	100.00%	-	-
	TOTALS	10,861,045.95	10,102,373.28	758,672.66	-	10,861,045.95	100.00%	-	499,128.93

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Ridpath Club Apartments, LLC
210 W 12th Ave
Spokane WA 99224

PROJECT: Ridpath Club Apartments
515 W Sprague Ave
Spokane WA 99202

APPLICATION NO: 22
INVOICE #: 786722r
PERIOD TO: 3/1/2019

FROM (CONTRACTOR): Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

(ARCHITECT):

PROJECT NUMBER 17.7867

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	2,936,253.64	
Approved this Month		
Number	Date Approved	
TOTALS	\$ 2,936,253.64	\$ -
Net change by Change Orders	\$	2,936,253.64

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been complete in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 6/27/19

	With Tax	Without Tax
ORIGINAL CONTRACT SUM	\$ 7,666,402.00	\$ 7,046,325.00
Net change by Change Orders	\$ 3,194,643.95	\$ 2,936,253.64
CONTRACT SUM TO DATE	\$ 10,861,045.95	\$ 9,982,578.64

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 9,982,578.63	\$ -
2. PLUS: STATE SALES TAX @ 8.8%	\$ 878,467.32	\$ -
3. SUBTOTAL	\$ 10,861,045.95	\$ -
4. LESS: RETAINAGE @ 5% RETENTION REQUESTED	\$ (0.00)	\$ 479,128.93
5. NET AMOUNT DUE	\$ 10,861,045.95	\$ 479,128.93

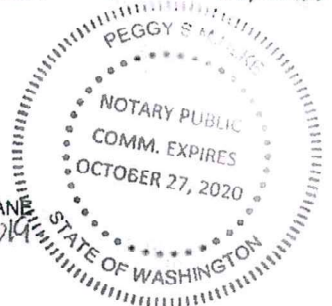
State of: WASHINGTON

Subscribed and sworn to before me this day 27th, June, 2019

Notary Public

My Commission Expires: 10/27/2020

County of: SPOKANE



ARCHITECTS CERTIFICATE OF PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$479,128.93

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: [Signature]
This proj & manager

Date: 7/1/2019

CONTINUATION SHEET

AIA DOCUMENT G703

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Contractor's signed Certification is attached.

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Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 22

APPLICATION DATE: 3/1/2019

PERIOD TO: 3/1/2019

A	B		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1.012	Blue Prints	2,666.00	2,666.00	-		2,666.00	100.00%	-	133.30
1.022	Engineering Services	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
1.031	General Labor	51,192.00	51,192.00	-		51,192.00	100.00%	-	2,559.60
1.051	Supervision Labor	105,583.00	105,583.00	-		105,583.00	100.00%	-	5,279.15
1.053	Supervision Mileage	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.065	Bond	69,908.00	69,908.00	-		69,908.00	100.00%	-	3,495.40
1.073	Carpenter Mileage	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.470	Special Inspections	5,994.00	5,994.00	-		5,994.00	100.00%	-	299.70
1.502	Temporary Power	3,733.00	3,733.00	-		3,733.00	100.00%	-	186.65
1.503	Temp. Construction/Barricades	5,332.00	5,332.00	-		5,332.00	100.00%	-	266.60
1.507	Project ID and Signs	2,837.00	2,837.00	-		2,837.00	100.00%	-	141.85
1.509	Portable Toilet Rental	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
1.511	Mobile Telephone	2,304.00	2,304.00	-		2,304.00	100.00%	-	115.20
1.513	Temporary Heat	11,198.00	11,198.00	-		11,198.00	100.00%	-	559.90
1.522	Field Offices & Sheds	7,039.00	7,039.00	-		7,039.00	100.00%	-	351.95
1.560	Temp Barriers & Enclosures	5,439.00	5,439.00	-		5,439.00	100.00%	-	271.95
1.604	Equipment Rental	15,358.00	15,358.00	-		15,358.00	100.00%	-	767.90
1.605	Consumable Small Tools	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
1.611	On Road Fuel Costs	7,679.00	7,679.00	-		7,679.00	100.00%	-	383.95
1.701	Jobsite Daily Clean-up Labor	11,571.00	11,571.00	-		11,571.00	100.00%	-	578.55
1.702	Final Clean-up	58,657.00	58,657.00	-		58,657.00	100.00%	-	2,932.85
1.704	Dumpster/Dump Fees	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
1.707	Punch List Items	7,999.00	7,999.00	-		7,999.00	100.00%	-	399.95
2.001	Site Work	31,995.00	31,995.00	-		31,995.00	100.00%	-	1,599.75
2.022	Demolition Labor & Disposal	72,980.00	72,980.00	-		72,980.00	100.00%	-	3,649.00
2.152	Hazardous Material Abatement	365,745.00	365,745.00	-		365,745.00	100.00%	-	18,287.25
2.195	Remediation Soil Stabilization	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.250	Shoring & Underpinning	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.530	Sanitary Sewerage	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
2.765	Asphalt Striping	3,199.00	3,199.00	-		3,199.00	100.00%	-	159.95
2.820	Fences & Gates	5,004.00	5,004.00	-		5,004.00	100.00%	-	250.20

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APPLICATION DATE: 3/1/2019

PERIOD TO: 3/1/2019

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
3.328	Concrete Place / Finish	18,664.00	18,664.00	-		18,664.00	100.00%	-	933.20
4.100	Masonry	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
5.040	Screws/Clips/Anchors	7,999.00	7,999.00	-		7,999.00	100.00%	-	399.95
5.100	Structural Metal Framing	26,837.00	26,837.00	-		26,837.00	100.00%	-	1,341.85
5.510	Metal Stairs & Ladders	44,046.00	44,046.00	-		44,046.00	100.00%	-	2,202.30
6.100	Rough Carpentry	14,856.00	14,856.00	-		14,856.00	100.00%	-	742.80
6.110	Wood Framing	111,982.00	111,982.00	-		111,982.00	100.00%	-	5,599.10
6.160	Sheathing	26,883.00	26,883.00	-		26,883.00	100.00%	-	1,344.15
6.400	Architectural Woodwork	496,751.00	496,751.00	-		496,751.00	100.00%	-	24,837.55
7.330	Roof Coverings	68,437.00	68,437.00	-		68,437.00	100.00%	-	3,421.85
7.500	Membrane Roofing	65,269.00	65,269.00	-		65,269.00	100.00%	-	3,263.45
7.520	Cold Applied Bituminous Roofin	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
7.560	Fluid Applied Roofing	134,476.00	134,476.00	-		134,476.00	100.00%	-	6,723.80
7.720	Roof Accessories	4,853.00	4,853.00	-		4,853.00	100.00%	-	242.65
7.930	Caulking	10,665.00	10,665.00	-		10,665.00	100.00%	-	533.25
8.095	Door / Hardware Install	41,529.00	41,529.00	-		41,529.00	100.00%	-	2,076.45
8.100	Metal Doors & Frames	21,639.00	21,639.00	-		21,639.00	100.00%	-	1,081.95
8.210	Wood Doors	43,300.00	43,300.00	-		43,300.00	100.00%	-	2,165.00
8.350	Folding Doors & Grilles	17,277.00	17,277.00	-		17,277.00	100.00%	-	863.85
8.450	All Glass Entrances & Storefro	26,662.00	26,662.00	-		26,662.00	100.00%	-	1,333.10
8.500	Windows	13,331.00	13,331.00	-		13,331.00	100.00%	-	666.55
8.700	Hardware	74,504.00	74,504.00	-		74,504.00	100.00%	-	3,725.20
9.210	Gypsum Plaster	53,325.00	53,325.00	-		53,325.00	100.00%	-	2,666.25
9.252	Sheetrock	379,671.00	379,671.00	-		379,671.00	100.00%	-	18,983.55
9.310	Ceramic Tile	9,065.00	9,065.00	-		9,065.00	100.00%	-	453.25
9.510	Acoustical Ceilings	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.650	Resilient Flooring	44,166.00	44,166.00	-		44,166.00	100.00%	-	2,208.30
9.680	Carpet	353,159.00	353,159.00	-		353,159.00	100.00%	-	17,657.95
9.720	Wall Covering	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
9.900	Paints & Coatings	136,302.00	136,302.00	-		136,302.00	100.00%	-	6,815.10
9.912	Painting	39,087.00	39,087.00	-		39,087.00	100.00%	-	1,954.35
10.162	Toilet Compartments/Stalls	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85

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			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
10.525	Fire Extinguishers	12,131.00	12,131.00	-		12,131.00	100.00%	-	606.55
10.550	Postal Specialties	27,729.00	27,729.00	-		27,729.00	100.00%	-	1,386.45
10.910	Bike Rack	21,330.00	21,330.00	-		21,330.00	100.00%	-	1,066.50
11.110	Laundry & Dry Cleaning Equip	104,131.00	104,131.00	-		104,131.00	100.00%	-	5,206.55
11.400	Food Service Equipment	303,182.00	303,182.00	-		303,182.00	100.00%	-	15,159.10
13.930	Wet Pipe Fire Suppression Spr	505,091.00	505,091.00	-		505,091.00	100.00%	-	25,254.55
14.200	Elevators	388,602.00	388,602.00	-		388,602.00	100.00%	-	19,430.10
15.302	Refrigeration	102,383.00	102,383.00	-		102,383.00	100.00%	-	5,119.15
15.402	Plumbing	657,774.00	657,774.00	-		657,774.00	100.00%	-	32,888.70
15.502	HVAC	179,565.00	179,565.00	-		179,565.00	100.00%	-	8,978.25
15.540	Fuel Fired Heaters	15,997.00	15,997.00	-		15,997.00	100.00%	-	799.85
15.640	Packaged Cooling Towers	426,597.00	426,597.00	-		426,597.00	100.00%	-	21,329.85
16.102	Electrical	912,917.00	912,917.00	-		912,917.00	100.00%	-	45,645.85
16.500	Lighting	25,722.00	25,722.00	-		25,722.00	100.00%	-	1,286.10
	Washington State Sales Tax	620,077.00	620,077.00	-		620,077.00	100.00%	-	-
CO#1	Change Order #1	79,675.95	79,675.95	-		79,675.95	100.00%	-	3,983.80
	WSST on Change Order #1	7,011.48	7,011.48	-		7,011.48	100.00%	-	-
CO#2	Change Order #2	6,152.80	6,152.80	-		6,152.80	100.00%	-	307.64
	WSST on Change Order #2	541.45	541.45	-		541.45	100.00%	-	-
CO#3	Change Order #3	9,589.17	9,589.17	-		9,589.17	100.00%	-	479.46
	WSST on Change Order #3	843.85	843.85	-		843.85	100.00%	-	-
CO#4	Change Order #4	24,624.64	24,624.64	-		24,624.64	100.00%	-	1,231.23
	WSST on Change Order #4	2,166.97	2,166.97	-		2,166.97	100.00%	-	-
CO#5	Change Order #5	381,166.65	381,166.65	-		381,166.65	100.00%	-	19,058.33
	WSST on Change Order #5	33,542.67	33,542.67	-		33,542.67	100.00%	-	-
CO#6	Change Order #6	59,008.85	59,008.85	-		59,008.85	100.00%	-	2,950.44
	WSST on Change Order #6	5,192.78	5,192.78	-		5,192.78	100.00%	-	-
CO#7	Change Order #7	276,135.03	276,135.03	-		276,135.03	100.00%	-	13,806.75
	WSST on Change Order #7	24,299.88	24,299.88	-		24,299.88	100.00%	-	-
CO#8	Change Order #8	119,912.36	119,912.36	-		119,912.36	100.00%	-	5,995.62
	WSST on Change Order #8	10,552.29	10,552.29	-		10,552.29	100.00%	-	-
CO#9	Change Order #9	120,669.90	120,669.90	-		120,669.90	100.00%	-	6,033.50
	WSST on Change Order #9	10,618.95	10,618.95	-		10,618.95	100.00%	-	-
CO#10	Change Order #10	77,632.40	77,632.40	-		77,632.40	100.00%	-	3,881.62
	WSST on Change Order #10	6,831.65	6,831.65	-		6,831.65	100.00%	-	-

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 22

APPLICATION DATE: 3/1/2019

PERIOD TO: 3/1/2019

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)		
CO#11	Change Order #11	495,453.19	495,453.19	-		495,453.19	100.00%	-	24,772.66
	WSST on Change Order #11	43,599.88	43,599.88	-		43,599.88	100.00%	-	-
CO#12	Change Order #12	173,737.83	173,737.83	-		173,737.83	100.00%	-	8,686.89
	WSST on Change Order #12	15,288.93	15,288.93	-		15,288.93	100.00%	-	-
CO#13	Change Order #13	208,281.08	208,281.08	-		208,281.08	100.00%	-	10,414.05
	WSST on Change Order #13	18,328.74	18,328.74	-		18,328.74	100.00%	-	-
CO#14	Change Order #14	191,856.06	191,856.06	-		191,856.06	100.00%	-	9,592.80
	WSST on Change Order #14	16,883.33	16,883.33	-		16,883.33	100.00%	-	-
CO#15	Change Order #15	133,914.23	133,914.23	-		133,914.23	100.00%	-	6,695.71
	WSST on Change Order #15	11,784.45	11,784.45	-		11,784.45	100.00%	-	-
CO#16	Change Order #16	578,443.49	578,443.49	-		578,443.49	100.00%	-	28,922.17
	WSST on Change Order #16	50,903.03	50,903.03	-		50,903.03	100.00%	-	-
Adjust.	Contract Adjustment			-		-		-	(20,000.00)
	TOTALS	10,861,045.95	10,861,045.95	-	-	10,861,045.95	100.00%	-	479,128.93

EXHIBIT "D"

FORM OF REQUISITION CERTIFICATE

**REQUISITION
Project Fund**

Date: 9/25/17

Project: Ridpath Apartments
Requisition No. _____

U.S. Bank National Association
Mail Code: PD-WA-T7CT
1420 5th Avenue, 7th Floor
Seattle, WA 98101
Attention: Global Corporate Trust Services

Re: Washington State Housing Finance Commission Multifamily Housing Revenue Bonds
(Ridpath Club Apartments Project), Series 2017

Dear Trustee:

All terms used in this Requisition shall have the meaning given to them in the Mortgage Loan Origination and Financing Agreement dated May 1, 2017 ("Agreement"), among you, U.S. Bank National Association, the Washington State Housing Financing Commission, and the undersigned (the "Borrower"), and in the Construction Phase Credit Reimbursement Agreement dated May 26, 2017 (the "Reimbursement Agreement") between the undersigned and JPMorgan Chase Bank, N.A. (the "Bank"):

1. Amount due and to be distributed from Bond proceeds: \$ 258,994.25
2. The undersigned hereby represents that:

(a) each obligation to which the amount specified above relates has been properly incurred in connection with the Project Facilities being financed with the proceeds of the Loan, is a reimbursable Qualified Project Cost properly chargeable against the Project Fund and has not been the basis of any previous disbursement, and is not the basis of any pending Requisition;

(b) the expenditure of the amount specified above, when added to all previous disbursements from the Project Fund (excluding disbursements properly allocable on a pro rata basis between Qualified Project Costs and other items), will result in all such disbursements having been used to pay or reimburse the Borrower for Qualified Project Costs;

(c) none of the proceeds of the Bonds (including investment earnings thereon) will be used to provide an airplane, a skybox or any other private luxury box, any facility primarily used for gambling, health club facility or any store the principal business of which is the sale of alcoholic beverages for consumption off premises;

(d) the Regulatory Agreement is in full force and effect and no default has occurred thereunder; and

(e) this Requisition is submitted for payment of the Qualified Project Costs set forth on Schedule A hereto and not for Costs of Issuance.

(f) with respect to previous requisitions for which funds were disbursed to third parties, such third parties were paid within five Business Days of the receipt by the Borrower of such funds.

3. Funds shall be disbursed as described in Schedule A for the following purposes: (a) to the Borrower only in reimbursement of expenditures made subsequent to sixty days before February 7, 2017, or (b) to the third parties identified in Schedule A for costs incurred by the Borrower but not yet paid.

Attached to this Requisition are the invoices or other forms acceptable to the Bank itemizing the expenditures for which the Borrower is submitting this Requisition. Funds deposited with the Borrower for further disbursement to third parties shall be paid to such third parties by check dated the date of such deposit and the Borrower reasonably expects such funds will be disbursed from its account within five Business Days of such deposit.

RIDPATH CLUB APARTMENTS, LLC, a
Washington limited liability company

By: **RIDPATH MANAGEMENT, LLC**,
managing member

By: 
Richard Ronald Wells, Manager

We have reviewed this Requisition and certify that the disbursements for which funding is requested are for Qualified Project Costs in conformity with the Agreement. We further certify that moneys received from the Trustee to be further disbursed to the Borrower shall be **immediately** transferred to the Borrower's account.

DISBURSEMENT CONSENTED TO BY:

JPMORGAN CHASE BANK, N.A.

By: _____
Name: _____
Its: _____