

Kehoe Block Renovation

Special Valuation Application Packet

May 31, 2024

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Kehoe Block LLC

May 31, 2024

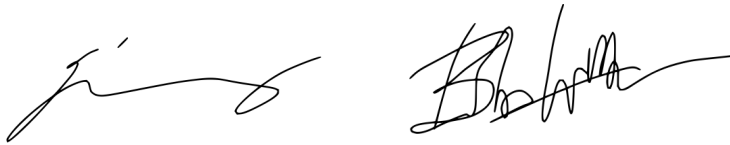
To our Spokane Historic Preservation partners,

The Kehoe Block renovation project aims to restore key original elements of the 1907 Kehoe building, while bringing in new design elements that will make the building useful, usable, and beautiful for the next 100 years of its life.

The Kehoe building was largely unchanged and not significantly updated in its first 115 years, aside from aesthetic changes to the exterior and main floor to cover windows, floors, and ceilings. We hope our renovations are an investment that will provide an attractive and functional space for modern commercial tenants and residents, inspire the Hillyard neighborhood, and ensure the Spokane community can share in the continued vibrance and historical relevance of the Kehoe building for another century.

Thank you for reviewing and considering our project. Please reach out with any questions.

Sincerely,

Two handwritten signatures in black ink. The first signature on the left is fluid and cursive, likely belonging to Sandra Bilbrey. The second signature on the right is more stylized and blocky, likely belonging to Bobby Whittaker.

Sandra Bilbrey & Bobby Whittaker
Partners, Kehoe Block LLC
kehoeblock@gmail.com / 206-661-6778

**Application and Certification of Special Valuation
on Improvements to Historic Property**

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10225427

I. Application

County: Spokane

Property Owner: Kehoe Block LLC

Parcel No./Account No: 36343.1810

Mailing Address: 5002 N Market St Spokane, WA 99217

E-Mail Address: sandrabilbrey@gmail.com

Phone Number: 206-661-6778

Legal Description:

Property Address (Location): 5002 N Market St Spokane, WA 99217

Describe Rehabilitation: Rehab of facade, basement, main floor, & upstairs, including improvement of bottom 2 floors for commercial occupancy. Full height window restoration, canopy, stairwell, skylights, exterior paint, floor refinishing, tin ceiling rehab.

Property is on: (check appropriate box)



National Historic Register



Local Register of Historic Places

Building Permit No: B2216874BLDC

Date: 10-19-2023

Jurisdiction: Spokane

County/City

Rehabilitation Started: March 1, 2022

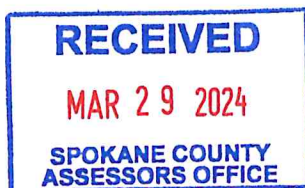
Date Completed: March 31, 2024

Actual Cost of Rehabilitation: \$ 590,000

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] [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: \$ 229,600

Date: 3/29/2024

[Signature]
Assessor/Deputy

Section 1: Summary of expenses

This description of renovation expenses covers the time period from March 2022 through March 2024. You will notice significant expenses paid to the primary partners on this project: Mauer Construction (general contractor), Okano Picard Studio (architecture firm), TD&H Engineering (structural engineering), Doug Bradford (construction contractor), and Vaagen Timbers (stairwell materials).

Exterior renovation includes restoration of storefront windows to original full-height design, design and build of metal canopies on the Market Street and Olympic Street storefronts, three redesigned commercial entryways, and exterior paint on the East side of the building.

Interior renovation on the main level includes restoration of original stamped tin ceiling and fir floor, construction of a four-stall restroom (ADA compliant), demo of two old basement access stairwells, construction of new basement access stairwell in NW corner, materials for track lighting installation, and restoration of two original South-facing windows.

Basement renovations include demo of concrete slab, excavation of concrete, and repouring of concrete to level the floor. Rebar was laid in floor as a foundation for CLT stairwell. Original rock walls were exposed, and acoustic tile ceiling removed.

Upper level renovations include demo of several non-bearing walls, window and door restoration and repair, and restoration of original fir floor. A major design element on the upper level is a central solarium. There were significant design and build costs to install steelwork and flooring to frame the solarium space and prepare for future skylight installation.

The most complex interior work was the design, fabrication, and build of a modern, basement-to-roof stairwell, constructed of locally harvested and manufactured cross-laminated timber (CLT) from Vaagen Timber. This involved extensive architectural design, mechanical engineering, metal fabrication, and install costs. As of March 2024, the stairwell was partially completed, with some costs incurred for design, production, and labor.

Systems upgrades included boiler maintenance, electrical upgrades, and plumbing upgrades to extend service where needed in new floor layouts.

Property taxes totaled \$9,555.95 for the time period. Insurance totaled \$8,502.00. Utilities totaled \$19,885.01. Fees for permits, tax payments, and fire alarm system totaled \$733.98.

As of March 2024, the project is not yet completed, and there will be further significant costs. The commercial phase will be finished in mid 2024, and upstairs completion will follow.

Section 2: Affidavit of cost

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE Kehoe Block LLC (Bobby Whittaker + Sandra Bilbrey),
The undersigned, swear that the costs for rehabilitating the property at
(address) 5002 N Market Street
commonly known as (historic name) Kehoe Block
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 592,699.60.

Signature: _____

Date: 5-31-24

Signature: _____

Date: 5-31-24

STATE OF WASHINGTON :

: ss.

COUNTY OF SPOKANE :

On this day personally appeared before me

Robert Whittaker

Sandra Bilbrey

To me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that 1 signed the same as OWNERS free and voluntary act and deed, for the uses and purposes
therein mentioned. Robert Whittaker
Sandra Bilbrey

Given under my hand and official seal this 31st day of MAY, 2024.

Notary Public in and for the State of Washington

Print Name James E Davis

Residing at Spokane

My Commission expires 7-18-2026

JAMES E DAVIS
Notary Public
State of Washington
License Number 22029068
My Commission Expires
July 18, 2026

Section 4: Breakdown of expenses and receipts

Overview of expenses

Construction (materials)	\$16,593.06
Professional services	\$100,126.32
Mauer (general contractor)	\$417,303.28
Vaagen (stairwell lumber)	\$20,000
Tax	\$9,555.95
Insurance	\$8,502.00
Fees	\$733.98
Utilities	\$19,885.01
Total	\$592,699.60

Section 3: Before and after photos

Market Street storefront: full height windows, new entrances, metal canopy.



Olympic Street storefront: new entrance, full height windows.



East side: exterior paint.



View facing West on main floor: full height windows, covered basement access stairwell.



Bathrooms, before and after: four new, ADA-compliant, gender neutral stalls.



Before and after demo and install for CLT stairwell walls (SE side).



Upstairs space before and after wall demo and solarium framing (facing East).



Basement before and after: rock walls uncovered, floor leveled, acoustic tile ceiling removed, new stairwell in NW corner.



Q1 2022

Date	Recipient	Explanation	Expense by type								Notes
			Construction	Professional Services	Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	
3/7/22	Aire Serv	Boiler		\$ (166.19)							
3/10/22	Lowes	Construction materials	\$ (261.50)								
3/10/22	Doug Bradford	Tool purchase	\$ (150.00)								Check #2091
3/19/22	Atlas Boiler	Boiler		\$ (1,791.39)							
3/24/22	Uline	Construction materials	\$ (612.59)								
3/24/22	Discount Lumber	Construction materials	\$ (50.05)								
3/25/22	Home Depot	Construction materials	\$ (111.16)								
3/28/22	Spokane County Dump	Dump	\$ (17.47)								
3/30/22	Lowes	Construction materials	\$ (426.01)								



Atlas Boiler and Equipment Co

3815 E. Trent Ave.

Spokane, WA 99202

509-535-1300 Fax 509-535-1518

Invoice

Date	Invoice #
3/15/2022	54777

Bill To
Kehoe Block LLC 5002 N Market St Spokane, WA 99217

Ship To
Kehoe Block LLC 5002 N Market St Spokane, WA 99217

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project
Bobby Whittaker		Due on receipt	BPG	3/15/2022			54777
Quantity	Item Code	Description				Price Each	Amount
1.5	WA Service	03/11/2022 Traveled to jobsite. Found circulator aquastat preventing pump #1 from operating. Adjusted aquastat to oprcate pump. Upstairs pump has short on low voltage wiring. Recommend installing new thermostat wire and thermostat for 2nd floor. Will return to complete. Traveled back to shop.				150.00	225.00T
6.75	WA Service	03/15/2022 Traveled to jobsite. Ran low voltage thermostat wire from pump control in basement to new thermostat in hotel lobby area per customer's request. After new thermostat was installed, found relay on pump control had failed from short damage. Replaced pump control and all systems were operating normally at this time. Traveled back to shop.				150.00	1,012.50T
1	WA Service	Honeywell R8845U1003 Pump Control				175.98	175.98T
1	WA Service	Honeywell 24V Single Stage Thermostat				59.99	59.99T
200	WA Service	20-2 Thermostat Wire (price per foot)				0.60	120.00T
2	WA Service	Trip Fee				25.00	50.00T
Thank you for your business. We appreciate prompt payment.						Sales Tax (9.0%)	\$147.92

Q2 2022

Date	Recipient	Explanation	Expense by type		Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	Notes
			Construction	Professional Services							
4/3/22	Lowes	Construction materials	\$ (86.04)								
4/7/22	Lowes	Construction materials	\$ (385.79)								
4/12/22	TD&H Engineering	Engineering		\$ (912.50)							Check #2053
4/16/22	Home Depot	Construction materials	\$ (249.96)								
4/16/22	Lowes	Construction materials	\$ (283.31)								
4/16/22	Harbor Freight Tools	Construction materials	\$ (98.76)								
4/21/22	Lowes	Construction materials	\$ (124.57)								
4/24/22	Lowes	Construction materials	\$ (563.90)								
5/1/22	Spokane County Treasurer	Property tax - half year					\$ (1,557.77)				(Payment of \$1741.26 covered Kehoe building and parking lot; building parcel only was \$1557.77)
5/2/22	Mallory Paint	Construction materials	\$ (198.96)								
5/10/22	Spokane County Dump	Dump	\$ (17.47)								
5/30/22	Home Depot	Construction materials	\$ (244.87)								
5/30/22	Lowes	Construction materials	\$ (82.77)								
6/8/22	Okano Picard Studio	Architecture		\$ (3,536.25)							



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 28989
Date 03/21/2022
Project S21-275 Kehoe Motel

Billing Period Ending: February 28, 2022

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	4.50	100.00	450.00
Engineer V	2.50	185.00	462.50
Phase subtotal			912.50

Invoice total **912.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28989	03/21/2022	912.50	912.50				
	Total	912.50	912.50	0.00	0.00	0.00	0.00

*Paid
Check # 2053*

Michael J. Baumgartner
Treasurer of Spokane County
P.O. Box 199
Spokane, WA 99210-0199

2022 SPOKANE COUNTY PROPERTY TAX AND OTHER ASSESSMENT CHARGES STATEMENT

Parcel#: **36343.1810** Tax Code: 0016
Property Location: 5002 N MARKET ST
Legal Desc: HILLYARD S52FT L5;S52 FT EXC E10FT L6 B13

Location: 1116 W. Broadway Ave, First Floor, Spokane, WA 99260
Phone: (509) 477-4713
Hours: Monday-Friday 8:30 - 4:00

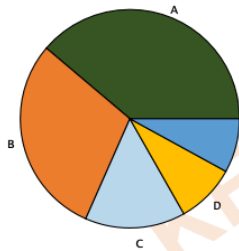
175718*622**G50**1.194**1/4*****AUTOALL FOR AADC 980
KEHOE BLOCK LLC
7724 31ST AVE SW
SEATTLE WA 98126-3532



Prior Amount Owning	\$ 0.00
First Half 2022 Charges	\$ 1,557.77
Minimum Amount Due By 04/30/2022	\$ 1,557.77
Second Half 2022 Due By 10/31/2022	\$ 1,557.77
All Amounts Owning	\$ 3,115.54

TAX AND OTHER CHARGES DETAIL

Distribution of your Tax Levy of \$3,103.73
Voter Approved = \$1,392.26 or 44%



Description	Split %	Split \$
A = SCHOOL DIST 081	38.8	1,203.10
B = CITY OF SPOKANE	29.6	918.51
C = STATE	14.8	460.09
D = COUNTY	8.8	274.13
E = STATE2	8.0	247.90
Total Taxes:		3,103.73

Taxable Value	266,180
Levy Rate	11.66024020
Regular Tax	3,103.73
Conservation	10.01
Weed	1.80

Please visit our website www.spokanecounty.org/treasurer for additional information and payment options.

Interest /Penalty on **delinquent** tax is calculated to April 30th. If paying before April 30th, call for current amount due.

Please fold on perforation BEFORE tearing

4/30/2022 4:44 AM

ending in Approved

Approved 02675D

Account #36343.1810

Invoice #2022-1-36343.1810-03082022041808

\$1,557.77

\$0.00

\$1,557.77

[View Invoice](#)

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com



INVOICE

BILL TO
Bob Whittaker

INVOICE 2110-06
DATE 05/10/2022
TERMS Net 30
DUE DATE 06/09/2022

BILLING PERIOD
April 2022

PROJECT
2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP April	15.25	145.00	2,211.25
	Architectural Services	Staff April	37	100.00	3,700.00
	Discount on Services	MP Discount	5	-145.00	-725.00
	Discount on Services	Staff Discount	15	-110.00	-1,650.00

PAYMENT 3,536.25

BALANCE DUE **\$0.00**
PAID

Q3 2022

Date	Recipient	Explanation	Expense by type		Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	Notes
			Construction	Professional Services							
7/15/22	Okano Picard Studio	Architecture		\$ (4,050.00)							Check #2094
7/15/22	Okano Picard Studio	Architecture		\$ (1,567.50)							Check #2095
7/18/22	Lowes	Construction materials	\$ (189.11)								
7/18/22	Home Depot	Construction materials	\$ (60.56)								
7/21/22	Doug Bradford	Labor		\$ (900.00)							Cash
7/26/22	Midway	Construction materials	\$ (70.16)								
7/29/22	R David Painting	Exterior painting		\$ (7,888.15)							Check #2098
8/9/22	Spokane County Dump	Dump	\$ (17.47)								
8/11/22	Doug Bradford	Labor		\$ (550.00)							Cash
8/11/22	Doug Bradford	Labor (windows)		\$ (838.00)							Check #2035
8/14/22	Spokane Hardware Supply	Construction materials	\$ (99.28)								
8/17/22	Lowes	Construction materials	\$ (97.64)								
8/18/22	Lowes	Construction materials	\$ (563.39)								
8/22/22	Liberty Mutual	Insurance					\$ (4,234.00)				
8/22/22	Okano Picard Studio	Architecture		\$ (2,226.25)							Check #2097
8/22/22	Okano Picard Studio	Architecture		\$ (2,337.50)							Check #2100
8/24/22	Home Depot	Construction materials	\$ (63.74)								
8/25/22	Grainger	Construction materials	\$ (366.24)								
8/26/22	Grainger	Construction materials	\$ (765.28)								
8/28/22	Lowes	Construction materials	\$ (177.42)								
8/30/22	Spokane County Dump	Dump	\$ (17.47)								
8/30/22	Lowes	Construction materials	\$ (33.26)								
8/30/22	Home Depot	Construction materials	\$ (170.37)								
9/1/22	Mallory Paint	Construction materials	\$ (57.12)								
9/2/22	City of Spokane	Dumpster / utilities								\$ (789.36)	
9/7/22	Doug Bradford	Labor		\$ (584.00)							
9/9/22	Lowes	Construction materials	\$ (813.05)								
9/10/22	Home Depot	Construction materials	\$ (528.96)								
9/10/22	Lowes	Construction materials	\$ (187.28)								
9/13/22	City Glass Spokane	Construction materials	\$ (58.13)								
9/14/22	City of Spokane	Picard permits							\$ (656.80)		
9/14/22	Fastenal	Construction materials	\$ (111.95)								
9/20/22	Spokane Utilities	Utilities								\$ (162.67)	
9/21/22	Lowes	Construction materials	\$ (276.72)								
9/21/22	American Lock and Key	Rekeying		\$ (390.13)							
9/22/22	Windsor Plywood	Construction materials	\$ (42.77)								
9/24/22	Home Depot	Construction materials	\$ (50.14)								
9/24/22	Lowes	Construction materials	\$ (155.41)								
9/26/22	Doug Bradford	Labor		\$ (1,922.00)							Check #2040
9/27/22	TD & H Engineering	Engineering		\$ (3,505.06)							Check #2037
9/29/22	Miller Paint	Construction materials	\$ (33.59)								

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**OKANO PICARD STUDIO****INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-04
DATE 02/11/2022
TERMS Net 30
DUE DATE 03/13/2022

BILLING PERIOD
January 2022

PROJECT
2010 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP January	10	145.00	1,450.00
	Architectural Services	Staff January	46	100.00	4,600.00
	Discount on Services	Discount staff	20	-100.00	-2,000.00

PAYMENT 4,050.00

BALANCE DUE **\$0.00**
PAID

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**OKANO PICARD STUDIO****INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-05
DATE 04/01/2022
TERMS Net 30
DUE DATE 05/01/2022

BILLING PERIOD
February-March 2022

PROJECT
2110 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP February	5.25	145.00	761.25
	Architectural Services	Staff February	5.25	100.00	525.00
	Architectural Services	MP March	1.25	145.00	181.25
	Architectural Services	Staff March	1	100.00	100.00

PAYMENT 1,567.50

BALANCE DUE **\$0.00**
PAID



Invoice

Date	Invoice #
6/30/2022	503

Bill To Bobby Whittaker 5002 N Market St, Spokane, WA 99217

				P.O. No.		Terms		Project	
								Keyho Bldg 5002 N...	
Item	Description	Est Amt	Prior Amt	Quantity	Prior %	Rate	Curr %	Total %	Amount
Painting,...	Exterior painting material; XIM	2,139.12		5		71.28	30.45%	30.45%	356.40
	UMA bonding primer			1		65.00			65.00
Painting,...	Exterior painting labor; north fascia								
	Sales Tax Group								651.31

Thank you for the opportunity to bid on your project.

13111 E
Desmet Ave
Spokane
Valley, WA
99216

Total	\$7,888.15
Payments/Credits	\$0.00
Balance Due	\$7,888.15

Page 2

KEHOE BLOCK LLC 5002 N MARKET ST. SPOKANE, WA 99217	19-8140/3250 2098
PAY TO THE ORDER OF <u>R David Painting</u> <u>Seven thousand eight hundred eighty-eight & 15/100</u> DOLLARS	DATE <u>7-22-22</u> <u>\$ 7888.15</u>
BEUCU P.O. Box 97050 Seattle, WA 98124-9750 800.233.2328 becu.org	MEMO <u>Invoice 53 - Kehoe</u>

PREMIUM NOTICE

ACCOUNT NUMBER: 202724560

**Agent:** TELEPHONE (844)-226-0107
USAA INSURANCE AGENCY INC
9800 FREDERICKSBURG RD
SAN ANTONIO TX 78288**Account of:**
KEHOE BLOCK LLC
5002 N MARKET ST
SPOKANE WA 99217**Notice issued to:**
KEHOE BLOCK LLC
5002 N MARKET ST
SPOKANE WA 99217**Member Companies:**
OHIO SECURITY INSURANCE COMPANY

We value your time. Pay your bill online mybusinessonline.libertymutual.com
PLEASE SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

Co: 01

Agent: 9743336

Payment Plan: FULL PAY

Invoice Date: 08/12/2022

Policy Number	Trans. Date	Account Activity	Charges/ Credits	Policy Balance	Minimum Due
BKS61963596 COMMERCIAL PKG	07/11/2022 07/11/2022	TERRORISM RISK INSURANCE ACT RENEWAL EFF 08/31/2022	96.00 4,138.00	4,234.00	4,234.00
For complete detail of all activity on this account please go to the website listed above.					

Payment Due Date: 08/31/2022**Account Balance:** \$

4,234.00

Minimum Amount Due: \$

4,234.00

[Print](#) | System Updated: 05/30/2024

Account Summary

One or more of your policies has been renewed to our new billing platform. Any payments made here will only apply to the prior term. To make a payment on your renewal term, please click **Back to Home** and select account # 9000323897

Account Status

Status: No Policies are Available for Display ?**Account Balance:** \$0.00**Minimum Due:** \$0.00 (inclusive of fees)**Due Date:** N/A**Payment Plan:** Prepaid ?**Automatic Payments:** Off ?**Paperless Billing:** Off ? [Switch to Paperless](#)[Sign Up for Paperless Billing](#)[View Notice](#)

Activity at a Glance

Next Billing Activity: None Scheduled**Next Billing Date:** N/A**Last Payment Amount:** \$4,234.00**Last Payment Date:** 08/22/2022

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**OKANO PICARD STUDIO****INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-07
DATE 07/11/2022
TERMS Net 30
DUE DATE 08/10/2022

BILLING PERIOD
May-June 2022

PROJECT
2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP May	2.25	145.00	326.25
	Architectural Services	MP June	4	145.00	580.00
	Architectural Services	Staff June	22	110.00	2,420.00
	Discount on Services	Staff DISCOUNT	10	-110.00	-1,100.00

PAYMENT 2,226.25

BALANCE DUE **\$0.00**
PAID

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**OKANO PICARD STUDIO****INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-08
DATE 08/01/2022
TERMS Net 30
DUE DATE 08/31/2022

BILLING PERIOD
July 2022

PROJECT
2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP June	5.50	145.00	797.50
	Architectural Services	Staff June	29	110.00	3,190.00
	Discount on Services	Staff DICOOUNT	15	-110.00	-1,650.00

PAYMENT 2,337.50

BALANCE DUE **\$0.00**
PAID

5/30/24, 7:32 PM

City of Spokane Utilities Billing - eBill Receipt for Friday, September 2, 2022 - 2:52 PM

Your SpokaneCity.org Utility Billing Payment

Your credit/debit card statement will reflect individual charges for each account payment.

Billing Information

Cardholder Name: Sandra L Bilbrey

Address:

Card Type:

Card Number:



Your Payment Detail

Account Amount Authorization Outcome

 \$789.36 OPP4DZF5NB Pending

Payments made on this website today will not affect your utility account balance for two business days. Questions? email ubill@spokanecity.org or call 311, or for outside city limits, 509.755.CITY(2489).

This eBill receipt was originally sent on Friday, September 2, 2022 - 2:52 PM.

Commercial Change of Use

Record/Permit Number: B2216874BLDC
Bldg/Plumb District B : 509-625-6122



Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6300
my.spokanecity.org

Job Title: Kehoe COU TI

Expires: 10/23/2024

Site Information:

Address: 5002 N MARKET ST

Parcel #: 36343.1810

Applicant

Mauer Construction
2011 W. Maxwell
Spokane WA 99201

509-342-4075

Permit Status Issued
Status Date: 10/24/2023
Parent Permit:

Owner

KEHOE BLOCK LLC
7724 31ST AVE SW
SEATTLE WA 98126

Description of Work: Kehoe COU TI

Exterior windows and canopy, interior TI for future restaurant use.
****All trade work to be pulled separately**

Contractor(s)

Construct Contr MAUER CONSTRUCTION INC Lic: MAUERC1053D2 (509) 456-7646

Bldg/Plumb Inspection District: B Phone: 509-625-6122 (Call between 7:30 am and 8:30 am for an inspection)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Permit Fee	1	\$972.00	09/13/2022 Credit Card		\$656.80
Plan Review	1	\$631.80	10/24/2023 Credit Card		\$997.00
Processing Fee	1	\$25.00			
State Building Code Commercial Fee	1	\$25.00			
		<u>\$1,653.80</u>	Estimated Balance Due :		Amount:
					\$0.00

CONDITIONS OF APPROVAL

Contact SRCAA at (509) 477-4727 and/or visit www.spokanecleanair.org before renovation or demolition activity begins to ensure compliance with applicable asbestos regulations. An Asbestos Survey may be required.

It is the responsibility of the permit applicant to request the appropriate inspections, including a final inspection, and to have the work remain accessible and exposed for inspection purposes until approved.

Your SpokaneCity.org Utility Billing Payment

Your credit/debit card statement will reflect individual charges for each account payment.

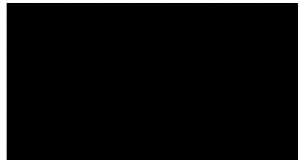
Billing Information

Cardholder Name: Robert Whittaker

Address:

Card Type:

Card Number:



Your Payment Detail

Account Amount Authorization Outcome

 \$162.67 OPN6DJ5XGC Pending

Payments made on this website today will not affect your utility account balance for two business days. Questions? email ubill@spokanecity.org or call 311, or for outside city limits, 509.755.CITY(2489).

This eBill receipt was originally sent on Sunday, September 18, 2022 - 8:51 PM.



Paid 9/18
check
2037

TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 30826
Date 08/19/2022
Project S21-275 Kehoe Motel

Billing Period Ending: July 31, 2022

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
CAD Designer I	3.00	85.00	255.00
Engineer I	31.50	100.00	3,150.00
Engineer V	0.50	185.00	92.50

Reimbursables

	Units	Rate	Billed Amount
Dillon T. Wallace			
Travel - Mileage Reimbursed	10.80	0.70	7.56
Phase subtotal			3,505.06

Invoice total **3,505.06**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30826	08/19/2022	3,505.06	3,505.06				
	Total	3,505.06	3,505.06	0.00	0.00	0.00	0.00

Q4 2022

[illegible]



Atlas Boiler and Equipment Co
 3815 E. Trent Ave.
 Spokane, WA 99202
 509-535-1300 Fax 509-535-1518

Invoice

Date	Invoice #
10/17/2022	55289

Bill To
Kehoe Block LLC 5002 N Market St Spokane, WA 99217

Ship To
Kehoe Block LLC 5002 N Market St Spokane, WA 99217

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Bobby Whitaker	Due on receipt	BPG	10/17/2022			55289
Quantity	Item Code	Description			Price Each	Amount
2.5	WA Service	10/17/2022 10:00 am - 12:30 pm Traveled to jobsite. Upon arrival found thermal pilot switch had failed internally causing valve to seize closed. Replaced thermo pilot assembly with updated part. Fired boiler and ensured correct operation of boiler controls, safeties, zone pumps, and thermostats. All systems are working normally at this time. Traveled back to shop.			175.00	437.50T
1	WA Service	162GB-3CJ Safety Pilot Switch			294.76	294.76T
1	WA Service	Trip Fee			40.00	40.00T

Thank you for your business. We appreciate prompt payment.

Sales Tax (9.0%) \$69.51

Total \$841.77

Payments/Credits \$0.00

Balance Due \$841.77

2022 SPOKANE COUNTY PROPERTY TAX AND OTHER ASSESSMENT CHARGES STATEMENT

Parcel#: **36343.1810** Tax Code: 0016
Property Location: 5002 N MARKET ST
Legal Desc: HILLYARD S52FT L5;S52 FT EXC E10FT L6 B13

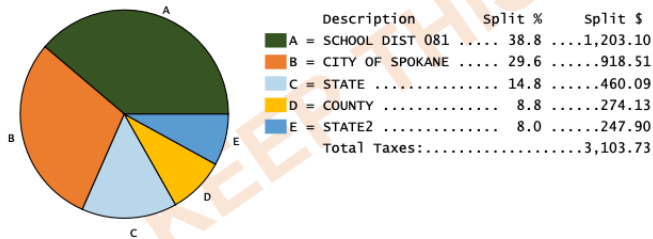
Location: 1116 W. Broadway Ave, First Floor, Spokane, WA 99260
Phone: (509) 477-4713
Hours: Monday-Friday 8:30 - 4:00

175718**622**G50**1.194**1/4*****AUTOALL FOR AADC 980
KEHOE BLOCK LLC
7724 31ST AVE SW
SEATTLE WA 98126-3532

Prior Amount Owing	\$ 0.00
First Half 2022 Charges	\$ 1,557.77
Minimum Amount Due By 04/30/2022	\$ 1,557.77
Second Half 2022 Due By 10/31/2022	\$ 1,557.77
All Amounts Owing	\$ 3,115.54

TAX AND OTHER CHARGES DETAIL

Distribution of your Tax Levy of \$3,103.73
Voter Approved = \$1,392.26 or 44%







Taxable Value	266,180
Levy Rate	11.66024020
Regular Tax	3,103.73
Conservation	10.01
weed	1.80

Please visit our website www.spokanecounty.org/treasurer for additional information and payment options.

Interest /Penalty on **delinquent** tax is calculated to April 30th. If paying before April 30th, call for current amount due.

Please fold on perforation BEFORE tearing.

10/31/2022 5:04 AM	 ending in  Approved	\$1,557.77	\$0.00	\$1,557.77	View Invoice
Approved 02644D Account #36343.1810 Invoice #2022-2-36343.1810-03082022041808					
10/31/2022 5:04 AM	 ending in  Approved	\$0.00	\$41.28	\$41.28	View Invoice
Approved 02616D Account #36343.1810 Invoice #2022-2-36343.1810-03082022041808					

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
<http://www.okanopicardstudio.com>

**INVOICE****BILL TO****Bob Whittaker****INVOICE**

2110-09

DATE

10/01/2022

TERMS

Net 30

DUE DATE

10/31/2022

BILLING PERIOD

August & September 2022

PROJECT

2110 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP August	8	145.00	1,160.00
	Architectural Services	Staff August	45	100.00	4,500.00
	Architectural Services	MP September	4.25	145.00	616.25
	Architectural Services	Staff September	8.25	100.00	825.00
	Discount on Services	Staff Discount	26	-100.00	-2,600.00

PAYMENT

4,501.25

BALANCE DUE

\$0.00**PAID**



PAID 10-22
mailed 10-23
H2044

TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 31207
Date 09/23/2022

Project S21-275 Kehoe Motel

Billing Period Ending: August 31, 2022

STRUCTURAL
Professional Fees

Engineer I

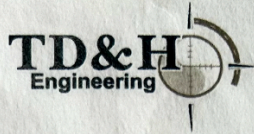
Hours	Rate	Billed Amount
21.50	100.00	2,150.00

Invoice total **2,150.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
30826	08/19/2022	3,505.06		3,505.06			
31207	09/23/2022	2,150.00	2,150.00				
	Total	5,655.06	2,150.00	3,505.06	0.00	0.00	0.00

Paid
Check # 2047
12-4 mailed 12-5



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 31937
Date 11/17/2022
Project S21-275 Kehoe Motel

Billing Period Ending: October 31, 2022

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	2.00	100.00	200.00
Invoice total			200.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
31937	11/17/2022	200.00	200.00				
	Total	200.00	200.00	0.00	0.00	0.00	0.00

5/30/24, 7:34 PM

City of Spokane Utilities Billing - eBill Receipt for Friday, December 30, 2022 - 4:32 PM

Your SpokaneCity.org Utility Billing Payment

Your credit/debit card statement will reflect individual charges for each account payment.

Billing Information

Cardholder Name: Robert Whittaker

Address:

Card Type:

Card Number:

Your Payment Detail

Account	Amount	Authorization	Outcome
---------	--------	---------------	---------

[REDACTED]	\$2,383.07	OP8KPZ2FX2	Thank you for your payment
------------	------------	------------	----------------------------

Payments made on this website today will not affect your utility account balance for two business days. Questions? email ubill@spokanecity.org or call 311, or for outside city limits, 509.755.CITY(2489).

This eBill receipt was originally sent on Friday, December 30, 2022 - 4:32 PM.

Q1 2023

Date	Recipient	Explanation	Expense by type								Notes
			Construction	Professional Services	Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	
1/2/23	Lowes	Construction materials	\$ (699.77)								
1/2/23	Lowes	Construction materials	\$ (38.65)								
1/2/23	Lowes	Construction materials	\$ (119.81)								
1/3/23	Spokane County Dump	Dump	\$ (31.64)								
1/4/23	Spokane County Dump	Dump	\$ (47.60)								
1/6/23	Spokane County Dump	Dump	\$ (80.66)								
1/9/23	TD&H Engineering	Engineering		\$ (200.00)							Check #2048
1/11/23	Lowes	Construction materials	\$ (68.88)								
1/11/23	Lowes	Construction materials	\$ (65.88)								
1/12/23	Spokane County Dump	Dump	\$ (44.18)								
1/12/23	Spokane County Dump	Dump	\$ (27.08)								
1/12/23	Pacific Steel & Recycling	Construction materials	\$ (14.85)								
1/13/23	Home Depot	Construction materials	\$ (108.97)								
1/13/23	Lowes	Construction materials	\$ (318.54)								
1/13/23	Home Depot	Construction materials	\$ (91.80)								
1/18/23	Home Depot	Construction materials	\$ (45.91)								
1/20/23	Spokane County Dump	Dump	\$ (53.30)								
1/20/23	Spokane County Dump	Dump	\$ (31.64)								
1/20/23	Spokane County Dump	Dump	\$ (45.32)								
1/25/23	Spokane County Dump	Dump	\$ (45.32)								
1/26/23	Doug Bradford	Labor		\$ (3,015.00)							Check #2054
1/29/23	City of Spokane	Utilities								\$ (135.32)	
1/30/23	Avista	Utilities								\$ (2,634.75)	
1/30/23	Spokane County Dump	Dump	\$ (47.60)								
2/2/23	Spokane County Dump	Dump	\$ (25.94)								
2/6/23	Spokane County Dump	Dump	\$ (33.92)								
2/20/23	Home Depot	Construction materials	\$ (73.66)								
3/6/23	Spokane County Dump	Dump	\$ (17.00)								
3/14/23	Avista	Utilities								\$ (1,162.64)	
3/14/23	City of Spokane	Utilities								\$ (134.63)	
3/16/23	Doug Bradford	Labor		\$ (2,070.00)							Check #2059
3/23/23	Enviroscience	Asbestos testing		\$ (1,043.97)							Check #2056
3/27/23	Okano Picard Studio	Architecture		\$ (4,001.25)							Check #2058
3/27/23	Harbor Freight	Construction materials	\$ (79.49)								
3/28/23	Spokane County Dump	Dump	\$ (38.48)								

LOWE'S

LOVE'S HOME CENTERS, LLC
6606 NORTH DIVISION STREET
SPOKANE, WA 99208 (509) 484-6620

- SALE -

SALES#: FSTLAN02 13 TRANS#: 852496074 01-02-23

64736 HM 8-IN X 12-IN PSTD NO T	2.96
2 @ 1.48	
3756404 PRO GRADE SOLID BD STL LD	26.38
3851075 HB WRK LT 60W LED 7200LM	89.98
412025 BSH 7-PC SDS PLUS BIT SET	32.98
764104 9.9-IN X14-IN DANGA DG NO	3.28
865050 DN 20V XR D HANDLE ROTARY	229.00
672957 SECURITY CAMERA DECAL	3.48
693523 CHECKOUT BAG FEE	0.08
952409 GE LED 250W PAR38 FL UB F	28.74
2 @ 14.37	
795304 UTL 6-OUTLET SURGE PROTEC	37.48
784101 ALU 10-INX14-IN SECURITY C	3.28
1289861 5/16 HIGH TEST CHAIN BTF	14.04
3 @ 4.68	
242130 50-FT 14/3 OUTDOOR CORD	36.98
82455 100-FT 12/3 TRIPLE TAP VE	125.00
222027 10-INX14-IN ALUM PRIVATE	6.56
2 @ 3.28	
321861 HM 2XB NO SOLICITING	1.78

SUBTOTAL: 642.00

TAX: 57.77

INVOICE 72627 TOTAL: 699.77

DEBITMC: 699.77

DEBITMC: [REDACTED] AMOUNT: 699.77 AUTHCD: 059632

CHIP REFID:304537627200 01/02/23 10:48:45

*PIN VERIFIED

TRACE : 627200 RETRIEVAL: 304537627200

PURCHASE CASH BACK TOTAL DEBIT

699.77 0.00 699.77

TUR : 8000048000

TSI : 6800 AID : A0000000042203

STORE: 3045 TERMINAL: 37 01/02/23 10:48:53

*
*
*
*



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Check # 2048

1/2/23

Sent 1/3

Paid

SB

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 32264
Date 12/19/2022
Project S21-275 Kehoe Motel

Billing Period Ending: November 30, 2022

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	2.00	100.00	200.00
Invoice total			200.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
32264	12/19/2022	200.00	200.00				
	Total	200.00	200.00	0.00	0.00	0.00	0.00

5/30/24, 7:49 PM

Gmail - Payment Processed for Avista Utilities



Sandra Bilbrey <sandrabilbrey@gmail.com>

Payment Processed for Avista Utilities

DoNotReplyAvistaUtilities@billmatrix.com <DoNotReplyAvistaUtilities@billmatrix.com>
To: "sandrabilbrey@gmail.com" <sandrabilbrey@gmail.com>

Sat, Jan 28, 2023 at 1:28 PM



Dear Avista Customer,

Your one-time payment made on 01/28/2023 01:28:23 PM PT of \$2634.75 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1868726694
Payment Amount: \$2634.75
Fee Amount: \$0.00
Total Amount: \$2634.75

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities
PO Box 3727, Spokane, WA 99220-3727
Phone: 1-800-227-9187
Email: AskAvista@MyAvista.com

5/30/24, 7:51 PM

Gmail - Payment Processed for Avista Utilities



Sandra Bilbrey <sandrabilbrey@gmail.com>

Payment Processed for Avista Utilities

DoNotReplyAvistaUtilities@billmatrix.com <DoNotReplyAvistaUtilities@billmatrix.com>
To: "sandrabilbrey@gmail.com" <sandrabilbrey@gmail.com>

Sun, Mar 12, 2023 at 11:31 PM



Dear Avista Customer,

Your one-time payment made on 03/12/2023 10:31:52 PM PT of \$1162.64 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1879678938
Payment Amount: \$1162.64
Fee Amount: \$0.00
Total Amount: \$1162.64

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities
PO Box 3727, Spokane, WA 99220-3727
Phone: 1-800-227-9187
Email: AskAvista@MyAvista.com

Check # 2056
3-12-23
Paid - Kehoe
Acct

EnviroScience
Environmental Scientists & Engineers

March 11, 2023

Bobby Whittaker
Kehoe Block, LLC
5002 N. Market Street
Spokane, WA 99217

INVOICE: ACM Survey at the Kehoe Building, 5002 N Market St.
EnviroScience Project 23-0205

This invoice is for the asbestos survey at the Kehoe Building.

Asbestos Survey Lump Sum	\$800.00
Lab Work for Asbestos Analyses	\$141.66
Lab Work for Asbestos Analyses	\$102.31
TOTAL DUE	\$ 1,043.97

TAX ID - 91-1473598 . EnviroScience is exempt from with-holding.

Jeff Lambert
Jeff Lambert EnviroScience
16 E 39th Avenue
Spokane, WA 99203
509-999-5100

Thank you for choosing the
best quality service of companies!

KEHOE BLOCK LLC
5002 N MARKET ST.
SPOKANE, WA 99217

19-8140/3250

2056

DATE 3-12-23

PAY TO THE ORDER OF Jeff Lambert EnviroScience \$ 1043.97

one thousand forty-three & 97/100 DOLLARS

BEICU P.O. Box 97050
Seattle, WA 98124-9750
800.233.2328
becu.org

MEMO Kehoe - 23-0205

[Signature]

MP

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com



INVOICE

BILL TO
Bob Whittaker

INVOICE 2110-10
DATE 02/06/2023
TERMS Net 30
DUE DATE 03/08/2023

BILLING PERIOD PROJECT
October 2022-January 2023 2010 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP October	1.50	145.00	217.50
	Architectural Services	Staff October	15	100.00	1,500.00
	Architectural Services	MP November	1.50	145.00	217.50
	Architectural Services	MP December	0.75	145.00	108.75
	Architectural Services	MP January	3.50	145.00	507.50
	Architectural Services	Staff January	27.50	100.00	2,750.00
	Discount on Services	Staff Discount	13	-100.00	-1,300.00

PAYMENT 4,001.25

BALANCE DUE **\$0.00**
PAID

Q2 2023

Date	Recipient	Explanation	Expense by type		Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	Notes
			Construction	Professional Services							
4/4/23	City of Spokane	Invoice fee							\$ (0.45)		
4/4/23	City of Spokane	Utilities								\$ (134.77)	
4/4/23	Avista	Utilities								\$ (985.62)	
4/4/23	Spokane County	Property tax					\$ (2,877.10)				(Payment of \$3240.41 covered Kehoe Building and parking lot; building parcel only was \$2877.10)
4/14/23	Atlas Boiler	Boiler repair		\$ (234.36)							Check #2061
4/18/23	TD&H Engineering	Engineering		\$ (4,055.00)							Check #2060
4/20/23	Doug Bradford	Labor		\$ (2,475.00)							Check #2063
4/27/23	Spokane County	Dump	\$ (17.54)								
4/27/23	Lowes	Construction materials	\$ (56.11)								
5/5/23	Okano Picard Studio	Architecture		\$ (8,264.75)							Check #2062
5/9/23	Avista	Utilities								\$ (706.24)	
5/9/23	City of Spokane	Utilities								\$ (134.77)	
5/16/23	TD&H Engineering	Engineering		\$ (302.50)							Check #2064
6/17/23	City of Spokane	Utilities								\$ (272.56)	
6/20/23	Avista	Utilities								\$ (382.75)	
6/22/23	Spokane County Dump	Dump	\$ (27.08)								
6/23/23	Doug Bradford	Labor		\$ (2,695.00)							Check #2066



Dear Avista Customer,

Your one-time payment made on 04/02/2023 08:37:56 PM PT of \$985.62 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1726345020

Payment Amount: \$985.62

Fee Amount: \$0.00

Total Amount: \$985.62

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities

PO Box 3727, Spokane, WA 99220-3727

Phone: 1-800-227-9187

Email: AskAvista@MyAvista.com

Michael J. Baumgartner
Treasurer of Spokane County
P.O. Box 199
Spokane, WA 99210-0199

2023 SPOKANE COUNTY PROPERTY TAX AND OTHER ASSESSMENT CHARGES STATEMENT

Parcel#: **36343.1810** Tax Code: 0016
Property Location: 5002 N MARKET ST
Legal Desc: HILLYARD S62FT L5;S62 FT EXC E10FT L6 B13

Location: 1116 W. Broadway Ave, First Floor, Spokane, WA 99260
Phone: (509) 477-4713
Hours: Monday-Friday 8:30 - 4:00

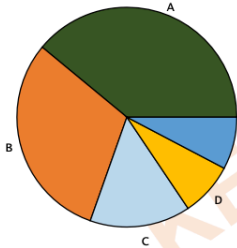
178084*649**G50**1.242**1/4*****AUTOALL FOR AADC 980
KEHOE BLOCK LLC
7724 31ST AVE SW
SEATTLE WA 98126-3532



Prior Amount Owning	\$ 0.00
First Half 2023 Charges	\$ 1,438.55
Minimum Amount Due By 04/30/2023	\$ 1,438.55
Second Half 2023 Due By 10/31/2023	\$ 1,438.55
All Amounts Owning	\$ 2,877.10

TAX AND OTHER CHARGES DETAIL

Distribution of your Tax Levy of \$2,865.29
Voter Approved = \$1,352.60 or 47%



Description	Split %	Split \$
A = SCHOOL DIST 081	39.0	1,116.81
B = CITY OF SPOKANE	30.6	878.01
C = STATE	14.8	423.75
D = STATE2	7.9	226.64
E = COUNTY	7.7	220.08
Total Taxes:		2,865.29

Taxable Value	293,860
Levy Rate	9.75055202
Regular Tax	2,865.29
Conservation	10.01
Weed	1.80

ANNUAL STATEMENTS MAILED FOR ALL PARCELS. PLEASE CONTACT YOUR MORTGAGE COMPANY PRIOR TO MAKING A PAYMENT

Please visit our website www.spokanecounty.org/treasurer for additional information and payment options.

Interest /Penalty on **delinquent** tax is calculated to April 30th. If paying before April 30th, call for current amount due.

Please fold on perforation BEFORE tearing

4/2/2023 9:51 PM



ending in [REDACTED]

Approved

\$1,438.55

\$0.00

\$1,438.55

[View Invoice](#)

PAYMENT PROCESSED 454533

Account #36343.1810

Invoice #2023-1-36343.1810-03072023012134

4/2/2023 9:51 PM



ending in [REDACTED]

Approved

\$1,438.55

\$0.00

\$1,438.55

[View Invoice](#)

PAYMENT PROCESSED 454533

Account #36343.1810

Invoice #2023-2-36343.1810-03072023012134



Atlas Boiler and Equipment Co
3815 E. Trent Ave.
Spokane, WA 99202
509-535-1300

PAID 4/10
#2061

Statement

Date
3/31/2023

To:
Kehoe Block LLC 5002 N Market St Spokane, WA 99217

		Amount Due	Amount Enc.			
		\$234.36				
Date	Transaction	Amount	Balance			
03/21/2023	55797- INV #55797. Due 03/21/2023. Orig. Amount \$234.36. 03/22/23 Emailed	234.36	234.36			
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		234.36	0.00	0.00	0.00	\$234.36



paid 4/10
#2060

TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 33133
Date 03/22/2023
Project S21-275 Kehoe Motel

Billing Period Ending: February 28, 2023

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
CAD Designer I	6.50	90.00	585.00
Engineer I	28.00	110.00	3,080.00
Engineer V	2.00	195.00	390.00
Phase subtotal			4,055.00

Invoice total **4,055.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33133	03/22/2023	4,055.00	4,055.00				
	Total	4,055.00	4,055.00	0.00	0.00	0.00	0.00

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-11
DATE 04/12/2023
TERMS Net 30
DUE DATE 05/12/2023

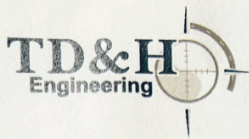
BILLING PERIOD
February-March 2023

PROJECT
2110 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/13/2023		Energy Review			896.00
	Architectural Services	MP February	16.75	145.00	2,428.75
	Architectural Services	Staff February	41.50	100.00	4,150.00
	Architectural Services	MP March	7	145.00	1,015.00
	Architectural Services	Staff March	46.45	100.00	4,645.00
	Discount on Services	MP Discount	6	-145.00	-870.00
	Discount on Services	Staff Discount	40	-100.00	-4,000.00

PAYMENT 8,264.75

BALANCE DUE **\$0.00**
PAID



Paid
Check (SR)
5-8-23
FF 2064
Kehoe

TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 33469
Date 04/20/2023

Project S21-275 Kehoe Motel

Billing Period Ending: March 31, 2023

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	2.75	110.00	302.50
Invoice total			302.50

Aging Summary

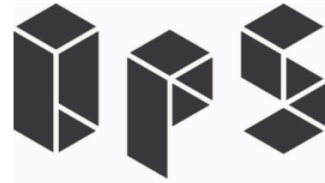
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33469	04/20/2023	302.50	302.50				
	Total	302.50	302.50	0.00	0.00	0.00	0.00

Q3 2023

[illegible]

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com

**OKANO PICARD STUDIO****INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-12
DATE 06/01/2023
TERMS Net 30
DUE DATE 07/01/2023


BILLING PERIOD
April-May 2023

PROJECT
2210 Kehoe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP April	10	145.00	1,450.00
	Architectural Services	Staff April	22	100.00	2,200.00
	Architectural Services	MP May	7.25	145.00	1,051.25
	Architectural Services	Staff May	40.50	100.00	4,050.00
	Discount on Services	Staff Discount	30	-100.00	-3,000.00

PAYMENT 5,751.25

BALANCE DUE **\$0.00**
PAID

KEHOE BLOCK LLC 5002 N MARKET ST. SPOKANE, WA 99217		19-8140/3250	2070
DATE <u>8-15-23</u>			
PAY TO THE ORDER OF <u>Vaagen Timbers</u>		\$20,000	
<u>twenty thousand & 00/100</u>		DOLLARS	
BE CU P.O. Box 97050 Seattle, WA 98124 9750 800 233 2328 becu.org			
MEMO <u>Kehoe Stairwell</u>		MP	

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
http://www.okanopicardstudio.com



INVOICE

BILL TO
Bob Whittaker

INVOICE 2110-13
DATE 08/01/2023
TERMS Net 30
DUE DATE 08/31/2023

BILLING PERIOD PROJECT
June-July 2023 2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP June	3.25	145.00	471.25
	Architectural Services	MP July	3.75	145.00	543.75
	Architectural Services	Staff July	9.50	100.00	950.00
	Architectural Services	Staff2 July	2.50	100.00	250.00
	Discount on Services	Staff Discount	4	-100.00	-400.00

PAYMENT 1,815.00

BALANCE DUE \$0.00
PAID

[Summary](#) [Policy Details](#) [Notices](#) [Settings](#)

844-961-0334
M-F, 8AM-8PM (EST)

Account Activity

Updated as of 5/30/2024

FILTER

Date* ↓	Activity	Policy #	Eff/Due date**	Amount	Balance	View notice
09/05/2023	Payment Received		09/05/2023	(\$4,268.00)	\$0.00	
08/11/2023	Billing Notice		09/01/2023	\$4,268.00	\$4,268.00	
07/09/2023	Renewal Premium	BKS61963596	08/31/2023	\$4,268.00	\$4,268.00	

Rows per page: 5 1-3 of 3 < > >|

* Date is when the specified activity was made/posted to the account or policy. The activity may take effect at a later date.

** When the activity becomes effective or when a refund, payment, or other transaction is due.

Q4 2023

Date	Recipient	Explanation	Expense by type								Notes
			Construction	Professional Services	Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	
10/10/23	City of Spokane	Utilities								\$ (134.33)	
10/11/23	Jeff Lambert	Asbestos testing at Kehoe		\$ (151.99)							
10/11/23	Avista	Utilities								\$ (157.29)	
10/27/23	City of Spokane	Utilities								\$ (133.96)	
10/30/23	Avista	Utilities								\$ (119.13)	
11/2/23	Okano Picard Studio	Architecture		\$ (2,301.25)							Check #2072
11/7/23	Mauer	Kehoe project payment			\$ (41,825.17)						
11/16/23	Okano Picard Studio	Architecture		\$ (2,523.75)							Check #2073
11/27/23	False alarm - Crywolf.us	Fire alarm system fee							\$ (35.00)		
12/6/23	Avista	Utilities								\$ (821.28)	
12/6/23	City of Spokane	Utilities								\$ (133.96)	
12/11/23	Atlas Boiler	Boiler work		\$ (234.36)							Check #2075
12/27/23	TD&H Engineering	Engineering		\$ (979.30)							Check #2002

5/29/24, 10:46 PM

Gmail - You completed Jeff Lambert's \$151.99 charge request



Sandra Bilbrey <sandrabilbrey@gmail.com>

You completed Jeff Lambert's \$151.99 charge request

1 message

Venmo <venmo@venmo.com>

Wed, Oct 11, 2023 at 4:02 PM

Reply-To: Venmo No-reply <no-reply@venmo.com>

To: sandrabilbrey@gmail.com



Jeff Lambert charged You

Stucco Testing at Kehoe Building

Transfer Date and Amount:

Oct 11, 2023 PDT · - \$151.99

Like

Comment

Completed via a bank transfer from your

Payment ID: 3911585467192307139

Invite Friends!

For any issues, including the recipient not receiving funds, please contact us at support@venmo.com or call 1-855-812-4430.

As an obligor of this payment, PayPal, Inc. (855-812-4430) is liable for non-delivery or delayed delivery of your funds.

This payment will be reviewed for compliance with our User Agreement and if we determine that there is a violation by either party, it may be reversed or your ability to transfer to your bank account may be restricted.

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PayPal is located at

[2211 North First Street, San Jose, CA 95131](#)

For security reasons, you cannot unsubscribe from payment emails.

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
<http://www.okanopicardstudio.com>

**INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-14
DATE 09/05/2023
TERMS Net 30
DUE DATE 10/05/2023

BILLING PERIOD
August 2023

PROJECT
2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP August	7.25	145.00	1,051.25
	Architectural Services	Staff August	18.50	100.00	1,850.00
	Discount on Services	Staff Discount	6	-100.00	-600.00

PAYMENT 2,301.25

BALANCE DUE **\$0.00**
PAID



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201-2834
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** INVOICE ***

BILL TO:

Bob Whittaker
 5003 N Market St.
 Spokane, WA 99217

DATE September 29, 2023

INVOICE NO. 14271

TERMS: DUE UPON RECEIPT

PROJECT: JOB# 2997 - Kehoe Building Renovation
 Prog#1 Billing

Invoice Description:	Costs To Date	Previous Billed	Balance Due This Billing
General Conditions	1,341.67		1,341.67
Design/Plans/Prints	377.69		377.69
Demolition/Cleanup/Dump	31,034.02		31,034.02
Plumbing	2,130.00		2,130.00
SUBTOTAL	34,883.38	0.00	34,883.38
ADD FEE: 10% PROFIT	3,488.34	0.00	3,488.34
PRE-TAX SUBTOTAL	38,371.72	0.00	38,371.72
WA. SALES TAX CODE 3210 - 9.0%	3,453.45	0.00	3,453.45
TOTALS	\$ 41,825.17	\$ -	\$ 41,825.17

Total Invoice Amount Due \$ 41,825.17

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
<http://www.okanopicardstudio.com>

**INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-15
DATE 11/01/2023
TERMS Net 30
DUE DATE 12/01/2023

BILLING PERIOD
September-October 2023

PROJECT
2110 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP September	3	145.00	435.00
	Architectural Services	Staff September	1.25	100.00	125.00
	Architectural Services	MP October	9.75	145.00	1,413.75
	Architectural Services	Staff October	5.50	100.00	550.00

PAYMENT	2,523.75
---------	----------

BALANCE DUE	\$0.00
	PAID

5/30/24, 7:52 PM

Gmail - Payment Processed for Avista Utilities



Sandra Bilbrey <sandrabilbrey@gmail.com>

Payment Processed for Avista Utilities

DoNotReplyAvistaUtilities@billmatrix.com <DoNotReplyAvistaUtilities@billmatrix.com>
To: "sandrabilbrey@gmail.com" <sandrabilbrey@gmail.com>

Mon, Dec 4, 2023 at 9:13 PM



Dear Avista Customer,

Your one-time payment made on 12/04/2023 09:13:08 PM PT of \$821.28 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1933861856
Payment Amount: \$821.28
Fee Amount: \$0.00
Total Amount: \$821.28

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities
PO Box 3727, Spokane, WA 99220-3727
Phone: 1-800-227-9187
Email: AskAvista@MyAvista.com



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

paid
FF 2002
Kehoe
(SR) 12/20/23

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 36142
Date 11/21/2023
Project S21-275 Kehoe Motel

Billing Period Ending: October 31, 2023

STRUCTURAL
Professional Fees

Engineer I

Hours	Rate	Billed Amount
8.75	110.00	962.50

Reimbursables

Dillon T. Wallace

Travel - Mileage Reimbursed

Units	Rate	Billed Amount
24.00	0.70	16.80
Phase subtotal		979.30

Invoice total **979.30**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
36142	11/21/2023	979.30	979.30				
	Total	979.30	979.30	0.00	0.00	0.00	0.00

Q1 2024

Date	Recipient	Explanation	Expense by type								Notes
			Construction	Professional Services	Mauer (General Contractor)	Vaagen (Stairwell)	Tax	Insurance	Fees & permits	Utilities	
1/6/24	Spokane Utilities	Utilities								\$ (134.33)	
1/8/24	Avista	Utilities								\$ (1,774.12)	
1/9/24	Okano Picard Studio	Architecture		\$ (2,637.50)							Check #2001
1/18/24	Mauer	Kehoe project payment			\$ (151,956.69)						Check #2004
2/10/24	Spokane Utilities	Utilities								\$ (136.17)	
2/12/24	Avista	Utilities								\$ (2,319.11)	
2/15/24	Doug Bradford	Labor		\$ (855.00)							Check #2008
2/15/24	Mauer	Kehoe project payment			\$ (146,923.52)						Check #2006
2/15/24	Intermountain Wood Products	Flooring	\$ (2,783.20)								
3/12/24	Avista	Utilities								\$ (1,721.68)	
3/12/24	Spokane Utilities	Utilities								\$ (137.90)	
3/16/24	TD&H Engineering	Engineering		\$ (3,237.15)							Check #2010
3/19/24	Spokane County	Tax fee							\$ (0.45)		
3/19/24	Spokane County	Property tax					\$ (3,563.31)				Check #2012 (Check total was \$3923.35 covering building and parking lot; Kehoe parcel only was \$3563.31)
3/21/24	Mauer	Kehoe project payment			\$ (76,597.90)						
3/23/24	TD&H Engineering	Engineering		\$ (230.00)							
3/24/24	Lowes	Construction material	\$ (66.12)								

5/30/24, 7:52 PM

Gmail - Payment Processed for Avista Utilities



Sandra Bilbrey <sandrabilbrey@gmail.com>

Payment Processed for Avista Utilities

DoNotReplyAvistaUtilities@billmatrix.com <DoNotReplyAvistaUtilities@billmatrix.com>
To: "sandrabilbrey@gmail.com" <sandrabilbrey@gmail.com>

Fri, Jan 5, 2024 at 8:08 PM



Dear Avista Customer,

Your one-time payment made on 01/05/2024 07:08:24 PM PT of \$1774.12 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1811664310
Payment Amount: \$1774.12
Fee Amount: \$0.00
Total Amount: \$1774.12

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities
PO Box 3727, Spokane, WA 99220-3727
Phone: 1-800-227-9187
Email: AskAvista@MyAvista.com

Okano Picard Studio

815 Seattle Blvd S
Suite 108
Seattle, WA 98134
info@OkanoPicardStudio.com
<http://www.okanopicardstudio.com>

**INVOICE**

BILL TO
Bob Whittaker

INVOICE 2110-16
DATE 12/05/2023
TERMS Net 30
DUE DATE 01/04/2024

BILLING PERIOD
November 2023

PROJECT
2210 Kehoe Hotel

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Architectural Services	MP November	14.50	145.00	2,102.50
	Architectural Services	Staff November	31.50	100.00	3,150.00
	Discount on Services	MP Discount	7	-145.00	-1,015.00
	Discount on Services	Staff Discount	16	-100.00	-1,600.00

PAYMENT 2,637.50

BALANCE DUE **\$0.00**
PAID



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201-2834
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** INVOICE***

BILL TO:

Bob Whittaker
 Kehoe Block LLC.
 5002 N Market St.
 Spokane, WA 99217

DATE November 30, 2023

DATE December 28, 2023

INVOICE NO. 14357

TERMS: DUE UPON RECEIPT

PROJECT: JOB# 2997 - Kehoe Building Renovation
 Prog#3 Billing

Invoice Description:	Costs To Date	Previous Billed	Balance Due This Billing
General Conditions	7,838.69	5,845.12	1,993.57
Design/Plans/Prints	765.19	765.19	0.00
Asbestos Testing/Abatement	8,426.00		8,426.00
Permits	997.00	997.00	0.00
Scaffold/Stair Towers	356.26	356.26	0.00
Demolition/Cleanup/Dump	61,943.25	53,091.81	8,851.44
Concrete	9,615.04	7,240.55	2,374.49
General Construction	538.78	538.78	0.00
Framing/Drywall/Insulation	49,900.76	32,764.46	17,136.30
Plumbing	21,882.54	20,958.54	924.00
Electrical	400.74	189.83	210.91
HVAC	1,948.27		1,948.27
SUBTOTAL	164,612.52	122,747.54	41,864.98
ADD FEE: 8% PROFIT	13,169.00	9,819.80	3,349.20
PRE-TAX SUBTOTAL	177,781.52	132,567.34	45,214.18
WA. SALES TAX CODE 3210 - 9.0%	16,000.34	11,931.06	4,069.28
TOTALS	\$ 193,781.86	\$ 144,498.40	\$ 49,283.46

Total Invoice Amount Due \$ 49,283.46
Add: Inv. 14314 dated 11/30/23 \$ 102,673.23

Total Balance Due \$ 151,956.69

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

5/30/24, 7:52 PM

Gmail - Payment Processed for Avista Utilities



Sandra Bilbrey <sandrabilbrey@gmail.com>

Payment Processed for Avista Utilities

DoNotReplyAvistaUtilities@billmatrix.com <DoNotReplyAvistaUtilities@billmatrix.com>
To: "sandrabilbrey@gmail.com" <sandrabilbrey@gmail.com>

Thu, Feb 8, 2024 at 11:47 PM



Dear Avista Customer,

Your one-time payment made on 02/08/2024 10:47:48 PM PT of \$2319.11 was successfully processed for your Avista Utilities account. Here are the details of the payment:

Confirmation Number: 1946626426
Payment Amount: \$2319.11
Fee Amount: \$0.00
Total Amount: \$2319.11

The payment was funded from the following payment account:
Checking Account Number ending in: [REDACTED]

Please save this confirmation for future reference.

Sincerely,
Avista Utilities

Please do not reply to this message. Replies to this address are routed to an unmonitored mail box.

Avista Utilities
PO Box 3727, Spokane, WA 99220-3727
Phone: 1-800-227-9187
Email: AskAvista@MyAvista.com



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201-2834
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** INVOICE***

BILL TO:

Bob Whittaker
 Kehoe Block LLC.
 5002 N Market St.
 Spokane, WA 99217

DATE December 28, 2023

DATE February 9, 2024

INVOICE NO. 14369

TERMS: DUE UPON RECEIPT

PROJECT: JOB# 2997 - Kehoe Building Renovation
 Prog#4 Billing

Invoice Description:	Costs To Date	Previous Billed	Balance Due This Billing
General Conditions	13,781.91	7,838.69	5,943.22
Design/Plans/Prints	869.40	765.19	104.21
Asbestos Testing/Abatement	8,426.00	8,426.00	0.00
Permits	997.00	997.00	0.00
Scaffold/Stair Towers	356.26	356.26	0.00
Demolition/Cleanup/Dump	67,913.53	61,943.25	5,970.28
Concrete	14,751.54	9,615.04	5,136.50
General Construction/Finish Carpentry	613.48	538.78	74.70
Framing/Drywall/Insulation	71,190.99	49,900.76	21,290.23
Plumbing	21,952.03	21,882.54	69.49
Electrical	400.74	400.74	0.00
HVAC	1,948.27	1,948.27	0.00
Doors/Doors Hardware	4,659.21		4,659.21
Storefront/Windows	2,865.22		2,865.22
Flooring - Ceramic Tile/VCT	11,201.25		11,201.25
Paint	2,493.30		2,493.30
Awning & Metal Fabrication	65,000.00		65,000.00
SUBTOTAL	289,420.13	164,612.52	124,807.61
ADD FEE: 8% PROFIT	23,153.61	13,169.00	9,984.61
PRE-TAX SUBTOTAL	312,573.74	177,781.52	134,792.22
WA. SALES TAX CODE 3210 - 9.0%	28,131.64	16,000.34	12,131.30
TOTALS	\$ 340,705.38	\$ 193,781.86	\$ 146,923.52

Total Invoice Amount Due **\$ 146,923.52**

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



SPOKANE
Intermountain Wood Products
10407 Buckeye Lane
Spokane WA 99206
509-921-0704 (FLR509-921-2258)
Fax: 509-921-0719

CUSTOMER COPY



ORDER

2402-G90397 R1 PAGE 1 OF 1

SOLD TO
AG FLOOR COVERING *****CASH SALE***** 2628 E WESTMORELAND DEERPARK WA 99006

SHIP TO
AG FLOOR COVERING *****CASH SALE***** 2628 E WESTMORELAND DEERPARK WA 99006 509 879-8883

DELIVERY ADDRESS: 5002 N MARKET ST
SPOKANE, WA 99217 CALL IN MORNING
BEFORE DELIVERY. ANDRE WILL HAVE
HELP AROUND 8 AM AT THE LOCATION

ACCT NO.	JOB
724019	0
ENTRY DATE	2/5/2024 11:26:31 AM
DELIVER ON	02/15/2024
BRANCH	7000
CUSTOMER PO#	UNFINISHED VG FIR
STATION	SP1
CASHIER	CSPIL
SALESPERSON	HSFL7
ORDER ENTRY	CSPIL
MODIFIED BY	CSPIL

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
UFFI38VCLRL	FIR 3-1/8" VG CLR RBM RBM Lumber, Vertical Grain, Clear, 3/4" Unfinished Solid 1-2 week lead time		430		430	SF	5.8800	SF	2,528.40
Adjustment	Delivery Fee								50.00

Payment Method(s)

413 8.10%	SubTotal	2,578.40
	Sales Tax	204.80
	Deposit	0.00
Please pay this amount		2,783.20



Good Evening, Robert Whittaker

Date	Description	Amount
FEB 15 2024	POS Withdrawal IWP SPOKANE 10407 E BUCKEYE LN SPOKANE WAUS	(\$2,783.20) \$105,380.02
Details		
Statement Description: POS Withdrawal IWP SPOKANE 10407 E BUCKEYE LN SPOKANE WAUS Date: 2/15/2024 Type: Debit		



Unknown ▾



Kehoe Block LLC. ▾

[Your Account](#)

[Save Energy](#)

[Safety](#)

[Outages](#)

[About Us](#)

[Contact Us](#)

Account: [REDACTED] Address: 5002 N Market St

Date ▾	Type	Amount	
5/17/2024	Bill	\$307.03	
5/17/2024	Payment	\$674.12 CR	
4/18/2024	Bill	\$674.12	
4/08/2024	Payment	\$1,475.64 CR	
3/20/2024	Bill	\$1,475.64	
3/11/2024	Payment	\$1,721.68 CR	
2/20/2024	Bill	\$1,721.68	
2/09/2024	Payment	\$2,319.11 CR	
1/23/2024	Bill	\$2,319.11	
1/08/2024	Payment	\$1,774.12 CR	



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 37142
Date 02/22/2024
Project S21-275 Kehoe Motel

Billing Period Ending: January 31, 2024

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	18.25	115.00	2,098.75
Invoice total			2,098.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
36502	12/20/2023	643.40			643.40		
36803	01/18/2024	495.00		495.00			
37142	02/22/2024	2,098.75	2,098.75				
Total		3,237.15	2,098.75	495.00	643.40	0.00	0.00

Michael J. Baumgartner
Treasurer of Spokane County
P.O. Box 199
Spokane, WA 99210-0199

2024 SPOKANE COUNTY PROPERTY TAX AND OTHER ASSESSMENT CHARGES STATEMENT

Parcel#: **36343.1810** Tax Code: 0016
Property Location: 5002 N MARKET ST
Legal Desc: HILLYARD S52FT L5;S52 FT EXC E10FT L6 B13

Location: 1116 W. Broadway Ave, First Floor, Spokane, WA 99260
Phone: (509) 477-4713
Hours: Monday-Friday 8:30 - 4:00

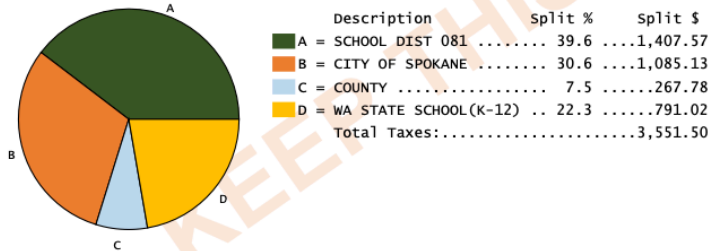
169170*611**G50**1.242**1/4*****AUTOALL FOR AADC 980
KEHOE BLOCK LLC
7724 31ST AVE SW
SEATTLE WA 98126-3532



Prior Amount Owing	\$ 0.00
First Half 2024 Charges	\$ 1,781.65
Minimum Amount Due By 04/30/2024	\$ 1,781.65
Second Half 2024 Due By 10/31/2024	\$ 1,781.66
All Amounts Owing	\$ 3,563.31

TAX AND OTHER CHARGES DETAIL

Distribution of your Tax Levy of \$3,551.50
Voter Approved = \$1,700.75 or 47%



Taxable Value	367,660
Levy Rate	9.65969811
Regular Tax	3,551.50
Conservation	10.01
Weed	1.80

ANNUAL STATEMENTS MAILED FOR ALL PARCELS. PLEASE CONTACT YOUR MORTGAGE COMPANY PRIOR TO MAKING A PAYMENT

Please visit our website www.spokanecounty.org/treasurer for additional information and payment options.

Interest /Penalty on **delinquent** tax is calculated to April 30th. If paying before April 30th, call for current amount due.

Please fold on perforation BEFORE tearing

Date/Time Paid (CST)	Summary	Amount	Fee	Total	
3/17/2024 7:39 PM	ending in Approved PAYMENT PROCESSED 544711 Account #36343.1810 Invoice #2024-2-36343.1810-03072024014737	\$1,781.65	\$0.00	\$1,781.65	View Invoice
3/17/2024 7:39 PM	ending in Approved PAYMENT PROCESSED 564323 Account #36343.1810 Invoice #2024-1-36343.1810-03072024014737	\$0.00	\$0.45	\$0.45	View Invoice
3/17/2024 7:39 PM	ending in Approved PAYMENT PROCESSED 544711 Account #36343.1810 Invoice #2024-1-36343.1810-03072024014737	\$1,781.66	\$0.00	\$1,781.66	View Invoice



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
 Spokane WA, 99201-2834
 509-456-7646
 Fax 509-456-7639
 mauerinc.com

*** INVOICE***

BILL TO:

Bob Whittaker
 Kehoe Block LLC.
 5002 N Market St.
 Spokane, WA 99217

DATE February 9, 2024

DATE March 12, 2024

INVOICE NO. 14404

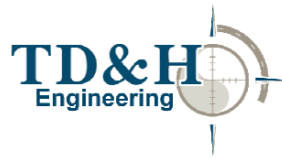
TERMS: DUE UPON RECEIPT

PROJECT: JOB# 2997 - Kehoe Building Renovation
 Prog#5 Billing

Invoice Description:	Costs To Date	Previous Billed	Balance Due This Billing
General Conditions	16,880.38	13,781.91	3,098.47
Design/Plans/Prints	869.40	869.40	0.00
Asbestos Testing/Abatement	8,426.00	8,426.00	0.00
Permits	997.00	997.00	0.00
Scaffold/Stair Towers	356.26	356.26	0.00
Demolition/Cleanup/Dump	79,841.96	67,913.53	11,928.43
Concrete	14,890.39	14,751.54	138.85
General Construction/Finish Carpentry	613.48	613.48	0.00
Roofing	261.80	0.00	261.80
Framing/Drywall/Insulation	95,121.18	71,190.99	23,930.19
Plumbing	27,823.81	21,952.03	5,871.78
Electrical	400.74	400.74	0.00
HVAC	1,948.27	1,948.27	0.00
Bath Accessories	1,038.50	0.00	1,038.50
Doors/Doors Hardware	4,659.21	4,659.21	0.00
Storefront/Windows	9,256.23	2,865.22	6,391.01
Flooring - Ceramic Tile/VCT	14,245.00	11,201.25	3,043.75
Paint	8,902.66	2,493.30	6,409.36
Awning & Metal Fabrication	67,955.73	65,000.00	2,955.73
SUBTOTAL	354,488.00	289,420.13	65,067.87
ADD FEE: 8% PROFIT	28,359.04	23,153.61	5,205.43
PRE-TAX SUBTOTAL	382,847.04	312,573.74	70,273.30
WA. SALES TAX CODE 3210 - 9.0%	34,456.23	28,131.64	6,324.60
TOTALS	\$ 417,303.27	\$ 340,705.38	\$ 76,597.90

Total Invoice Amount Due \$ 76,597.90

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



TD&H Engineering
1800 River Dr N
Great Falls, MT 59401
406-761-3010

Kehoe Block LLC
Attn Bobby Whittaker
5002 N Market Street / Penthouse
Spokane, WA 99217

Invoice number 37250
Date 03/08/2024
Project S21-275 Kehoe Motel

Billing Period Ending: February 29, 2024

STRUCTURAL
Professional Fees

	Hours	Rate	Billed Amount
Engineer I	2.00	115.00	230.00
Invoice total			230.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
36502	12/20/2023	643.40			643.40		
36803	01/18/2024	495.00		495.00			
37142	02/22/2024	2,098.75	2,098.75				
37250	03/08/2024	230.00	230.00				
Total		3,467.15	2,328.75	495.00	643.40	0.00	0.00