



Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: Parkade Investors LLC

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Tuesday, August 22, 2023

RE: Application for Special valuation as Historic Property

Enclosed please find the application received August 22, 2023, from:

Parkade Investors LLC

For the property at:

**511 West Main Avenue
County Parcel ID: 35184.2416**

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2025. Specifically, applications received by October 1, 2023 will be:

- Reviewed by the Historical Preservation Office in calendar year 2023.
- Once approved the exemption is placed on the 2024 assessment roll for
- 2025 property tax collection.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10216674

I. Application

County: SPOKANE

Property Owner: Parkade Investors LLC

Parcel No./Account No: 35184.2416

Mailing Address: 1421 34TH AVE # 300, SEATTLE, WA, 98122

E-Mail Address: slavin@incityinc.com

Phone Number: (206) 724-5400

Legal Description: RES & ADD SPOKANE FALLS ALL LOTS 1 THRU 5 INC 20FT VAC S TPE OF
& ADJ L1 & INC N1/2 OF VAC ALLEY S OF & ADJ LOTS 1 THRU5 B15

Property Address (Location): 511 WEST MAIN AVENUE

Describe Rehabilitation: Repair deteriorating concrete posts, beams, ceilings, ramps, cornice
corners. Replace stair railings. Upgrade electrical and mechanical
systems, lighting, signage. Add fencing, pedestrian barriers.

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

Building Permit No: B2106316BLCE Date: 4/15/2021 Jurisdiction: SPOKANE CITY

County/City

Rehabilitation Started: 1 AUGUST 2021

Date Completed: 31 AUGUST 2023

Actual Cost of Rehabilitation: \$ 9,398, 132

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):

Jonathan Slavin
It's Manager

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: \$ ~~3,142,500~~ 3,257,500 ^{10/4}

Date: 8/21/23

Joyce Mendoza
Assessor/Deputy

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

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

RECEIVED

AUG 21 2023

SPOKANE COUNTY
ASSESSORS OFFICE

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE Parkade Investors LLC,
The undersigned, swear that the costs for rehabilitating the property at
(address) 511 West Main Avenue
commonly known as (historic name) Parkade
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 8,463,048.48.

Parkade Investors LLC

By: GI Investors LLC, manager

Signature: _____

Date: 10/25/23

Signature: _____

Date: _____

STATE OF WASHINGTON :

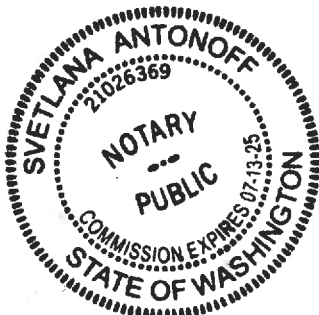
: ss.

COUNTY OF SPOKANE :

On this day personally appeared before me

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

Given under my hand and official seal this 25th day of October, 2023.



Svetlana Antonoff
Notary Public in and for the State of Washington

Print Name Svetlana Antonoff

Residing at Seattle WA

My Commission expires 07/13/25

Parkade Rehabilitation - 511 West Main Avenue

Narrative Summary of Renovation Expenses

Exterior Renovation – expenses totaling approx. \$750 thousand

Exterior renovations at the Parkade included weather protection upgrades by replacing the deteriorated canvas awnings wrapping the second floor on the north and east perimeter, applying a new polyurethane roof coating to the west and south metal skywalk roofs, and applying a new roof membrane to the southeast skywalk. The four cornices of the roof parapet were removed due to their severe level of concrete spalling and risk to pedestrians below. Upgrades also consisted of ground level repairs along the pedestrian sidewalk including new overhead lighting above the sidewalks, new ground level paint throughout, and patching and skim coating the underside of the concrete drive ramps which were spalling and breaking apart.

Interior Renovation – expenses totaling approx. \$7.05 million

Interior renovations primarily consisted of the repair of the deteriorating concrete decks throughout the 10-story garage. This consisted of identifying areas of weakened concrete, chipping out loose or compromised sections, replacing reinforcing rebar as needed, and patching back with new high-strength concrete grout. Key projects included ample concrete repairs to the driving decks and overhead slabs, extensive repairs to the helix exit ramp, and reinforcing of several cracked beams and columns. Corrosion inhibitor coatings and thick epoxy wear layers were also applied over the entry and exit drive aisles and in high traffic locations throughout the garage. Life safety improvements were also installed, including new code compliant exit stair railings and a full perimeter fall prevention fence on each level. Lastly, fresh paint was applied, and new wayfinding signage was installed.

Systems Upgrades – expenses totaling approx. \$1.45 million

All mechanical systems in the Parkade were original, circa late 1960s prior to renovation, and all were well beyond their useful life. The rehabilitation included a full replacement of the central chiller, which powers the air conditioning for the public skywalks and all ground level retail spaces. This replacement included a new closed loop system with condensing units, new digital controls, replacing the original pneumatics and new garage carbon monoxide sensors and automatic exhaust. The central boiler was also rebuilt and the skywalk heaters were replaced. The air conditioning for the elevator tower was replaced with a dedicated mini-split system. Lastly, all garage deck lighting was replaced with new LED lights with automatic sensors.

Taxes and Service Fees – expenses totaling approx. \$1.75 million

Sales tax was paid on all hard costs. Additionally, the project incurred service fees related to the construction oversight and management of the renovations, architectural and engineering design and review, testing and inspections of systems and repairs, costs related to the construction loan, and permit fees.

PARKADE - SUMMARY REHABILITATION COSTS	
Costs Funded August 2021 thru August 2023	
Description	Total Funded to Date
GC HARD COSTS	
Baker Contract	506,652.64
Baker Sales Tax	43,611.38
Contingency - Owner	31,866.24
	-
	-
BKB Contract (Includes sales tax)	5,811,294.14
Change Orders	4,005.00
	-
Sub-Total GC Hard Cost	6,397,429.40
BUILDING IMPROVEMENTS	
MacDonald Miller HVAC Contract	572,267.23
McKinstry Lighting Contract	416,461.02
Signage and Misc. Improvements Allowance	248,055.08
Miscellaneous Rehab Costs	-
	-
Building Improvements	15,469.60
	-
Sub-Total Tenant Improvement Cost	1,252,252.93
SOFT COSTS	
Construction Mgt Oversight Fee	511,598.92
Structural Engineer + Owner's Rep	93,350.46
Testing/Inspections	20,419.24
Architect (incl historical consultant) + Misc.	6,772.61
	-
Sub-Total Soft Cost	632,141.23
CONSTRUCTION FINANCE COSTS	
Sub-Total Finance Cost	181,224.92
TOTAL CONSTRUCTION COST	8,463,048.48

PARAKDE - Itemized List of Qualified Rehabilitation Expenditures (QREs)

Date	Payee	Ref	Memo	DR.
DRAW 5				
Submitted: 9/10/2021				
08/31/21	Baker Construction	Baker 6	Sixth billing	21,201.86
08/31/21	Baker Sales Tax	Baker 6 - Tax	Sales tax	2,008.60
08/24/21	BKB / Paragon	BKB 5	Fifth billing	933,788.88
08/20/21	DCI Engineering	165501	Engineering services thru July 31, 2021	4,095.00
09/08/21	RaffertySuver LLC	424	Owner's consulting thru August 2021	9,306.15
08/31/21	Budinger Inc	M21128-5	Concrete testing thru August	1,460.20
08/19/21	Vista Title and Escrow	21-17100.4	Date down endorsement #4	109.00
Loan Draw				971,969.69
DRAW 6				
Submitted: 10/12/2021				
09/30/21	Baker Construction	Baker 7	Sixth billing	183,146.97
09/30/21	Baker Sales Tax	Baker 7 - Tax	Sales tax	17,350.77
09/23/21	BKB / Paragon	BKB 6	Sixth billing	674,342.78
09/23/21	DCI Engineering	167126	Engineering services thru August 28, 2021	2,720.00
10/05/21	Pcubed	21x028-2	Core testing and engineering peer review	3,460.00
10/08/21	RaffertySuver LLC	451	Owner's consulting thru September 2021	5,840.63
09/30/21	Budinger Inc	M21128-6	Concrete testing thru September	567.60
09/15/21	Vista Title and Escrow	21-17100.5	Date down endorsement #5	109.00
09/20/21	WaTrust	750534095	Davis Wright Tremain legal	14,281.00
Loan Draw				901,818.75
DRAW 7				
Submitted: 11/19/2021				
10/31/21	Baker Construction	Baker 8	Eighth billing	255,993.39
10/31/21	Baker Sales Tax	Baker 8 - Tax	Sales tax	24,252.01
10/31/21	Baker Construction	Baker 9	Ninth billing - retainage release	46,310.42
10/25/21	BKB / Paragon	BKB 7	Seventh billing	321,689.90
10/22/21	DCI Engineering	168378	Engineering services thru October 2, 2021	1,760.00
11/18/21	DCI Engineering	169784	Engineering services thru October 30, 2021	120.00
10/30/21	RaffertySuver LLC	471	Owner's consulting thru October 2021	5,977.37
10/31/21	Budinger Inc	M21128-7	Concrete testing thru October	751.40
11/01/21	BKB / Paragon	1	BKB crew thank you bonus	5,000.00
10/27/21	Rite Aid	376842	Rite Aid store manager thnak you bonus	1,004.00
10/14/21	Vista Title and Escrow	21-17100.6	Date down endorsement #6	109.00
Loan Draw				662,967.49
DRAW 8				
Submitted: 12/17/2021				
11/30/21	BKB / Paragon	BKB 8	Eighth billing	64,800.00
12/02/21	Colvico, Inc.	3283	Install 6 EV chargers	3,523.00
11/19/21	Merit Electric	88894	Replaced yellow level lighting	5,308.30
12/07/21	Merit Electric	88952	Troubleshoot light not working on exit ramp	408.75
11/12/21	Merit Electric	88842	Troubleshoot lights not working on Red and Blu	1,663.11
09/16/21	Merit Electric	88451	Troubleshoot HVAC circuit in common area	125.35
08/31/21	Merit Electric	88381	Repair light on sign, replace time clock	451.25
12/10/21	Action Drain & Plumbing	360081	Multiple floor drain maintenance	1,798.50
10/28/21	Action Drain & Plumbing	358978	Serviced basement floor drain	163.50
10/01/21	Action Drain & Plumbing	358084-3	Serviced silt collection tank and main line	495.95
09/28/21	Action Drain & Plumbing	358084	Serviced east side floor drain in basement	163.50
04/09/21	Action Drain & Plumbing	353675	Install new cleanout	261.69
04/07/21	Action Drain & Plumbing	353382	Replaced casat-iron clean out caps with ABS	2,450.25
05/12/21	Action Drain & Plumbing	353396-2	Check and service floor drains on multiple levels	334.87
05/08/21	Action Drain & Plumbing	353396	Maintenance through 2 basement sediment tank	3,898.62
10/05/21	City Glass	1246	Glass replacement in rotunda space	986.45
09/08/21	City Glass	1236	Board up broken window in rotunda space	299.75
09/10/21	Compass Construction	208678	Repair sink hole in Plaza area	2,019.14
11/30/21	Overhead Door	493113	Basement entrance	414.74
11/11/21	Overhead Door	12139	Deposit for new rolling door on entrance right	4,280.50
10/15/21	PlumbEZ	1092	Water heater replacement	129.71
06/25/21	PlumbEZ	955	Replace 1 1/2" water valve	272.25
12/01/21	PI Manager, LLC	1	6% Earned Development Fee	206,218.92
12/01/21	RaffertySuver LLC	479	Owner's consulting thru November 2021	2,915.00
11/30/21	Budinger Inc	M21128-8	Concrete testing thru November	279.30
11/18/21	Vertical Signage	111821R	Vertical signage travel reimbursement	768.61
11/22/21	Vista Title and Escrow	21-17100.7	Date down endorsement #7	109.00
Loan Draw				304,540.01

DRAW 9				
Submitted: 1/19/2022				
01/03/22	BKB / Paragon	BKB 9	Ninth billing	70,162.91
12/02/21	Colvico, Inc.	3283	Install 6 EV chargers - TAX ONLY	317.07
12/29/21	Merit Electric	89141	Troubleshoot lights not working on Green and C	196.20
09/07/21	EB Installations	921	Building slab repairs and grout sealing	435.60
12/22/21	Spokane Powersports	980382	Kubota plow attachment	1,468.19
01/03/22	RaffertySuver LLC	522	Owner's consulting thru December 2021	3,796.87
12/22/21	Vista Title and Escrow	21-17100.8	Date down endorsement #8	109.00
Loan Draw				76,485.84

DRAW 10				
Submitted: 2/28/2022				
02/09/22	McKinstry Lighting	10167034	Lighting mobilization	4,950.00
01/29/22	RaffertySuver LLC	528	Janaury consulting fees	1,656.25
01/21/22	Vista Title and Escrow	21-17100.9	January datedown endorsement #9	109.00
Loan Draw				6,715.25

DRAW 11				
Submitted: 4/21/2022				
04/07/22	McKinstry Lighting	10171515	First lighting materials delivery	33,660.00
03/24/22	Merit Electric	89703	Repaired red + white level lighting	6,427.00
03/10/22	Merit Electric	89547	OH door repairs	313.38
03/16/22	Merit Electric	89648	DC controller + timer repairs	1,170.00
03/30/22	Overhead Door	504104	Install new overhead door + operator	9,331.50
04/19/22	Flattop Roofing	145358	Parkade skywalk leak repairs	4,211.16
03/14/22	DCI Engineering	174477	Structural reviews thru Feb 26th	350.00
03/31/22	RaffertySuver LLC	586	Feb-March consulting fees	1,192.50
Loan Draw				56,655.54

DRAW 12				
Submitted: 5/19/2022				
05/02/22	BKB / Paragon	30069J	Tenth billing	309,721.09
04/29/22	Merit Electric	89913	Basement exit gate wiring	596.11
04/29/22	Merit Electric	89914	Red level fixture repairs	197.04
11/30/22	Overhead Door	493113	Door inspections	414.74
04/29/22	Overhead Door	506342	Door repairs	223.46
05/01/22	RaffertySuver LLC	618	April 2022 consulting fees	4,734.80
04/26/22	Vista Title and Escrow	21-17100.10	Date down endorsement #10	109.00
Loan Draw				315,996.24

DRAW 13				
Submitted: 6/16/2022				
05/26/22	BKB / Paragon	30069K	Eleventh billing	324,000.00
06/10/22	Action Drain	3648164	Drain cleanout and repair	1,791.69
06/09/22	PlumbEZ	1500	Broken water pipe replacement	2,988.78
05/27/22	Vertical	V7290	Parkade signage payment #1	17,826.37
06/01/22	PI Manager, LLC	2	6% Earned Devlopment Fee	48,041.94
05/31/22	RaffertySuver LLC	642	May 2022 consulting fees	5,046.13
05/23/22	Vista Title and Escrow	21-17100.11	Date down endorsement #11	109.00
Loan Draw				399,803.91

DRAW 14				
Submitted: 7/12/2022				
06/21/22	BKB / Paragon	30069L	Twelfth billing	223,200.00
06/28/22	McKinstry Lighting	10177788	Billing for all lighting materials - delivered	130,680.00
06/30/22	Overhead Door	510630	Basement door repair	2,810.02
06/23/22	Action Drain	365177	Blue level floor drain service	305.20
06/15/22	Action Drain	364116-2	Storm drain clean out	517.75
07/01/22	PI Manager, LLC	3	6% Earned Development Fee	21,450.78
07/04/22	RaffertySuver LLC	671	June 2022 consulting fees	6,399.74
06/20/22	DCI Engineering	180095	Structural reviews thru May	1,632.50
05/31/22	Budinger Inc	M21128-9	Testing services thru May	221.30
06/23/22	Vista Title and Escrow	21.17100.12	Date down endorsement #12	109.00
Loan Draw				387,326.29

DRAW 15				
Submitted: 9/7/2022				
07/25/22	BKB / Paragon	30069M	Thirteenth billing	664,055.71
08/31/22	BKB / Paragon	30069N	Fourteenth billing	568,999.44
08/10/22	Mountain Consulting	22-141	Rooftop cornice remediation	3,470.00
08/08/22	McKinstry Lighting	10183099	Lighting progress billing	136,620.00
07/25/22	Vertical	V7369	Signage permit fees	171.12
08/10/22	Vertical	V7381	Signage 50% payment	44,289.45
07/28/22	PlumbEZ	1550	Leaking pipe replacement	2,126.05
08/24/22	PPG	0044	20% Payment for painting scope	4,997.00
08/30/22	Skidata	OI000001917	50% basement gate access control update	5,914.26
08/01/22	PI Manager, LLC	4	6% Earned Development Fee	85,886.25
07/18/22	DCI Engineering	181326	Structural engineer oversight fees	2,820.00
07/30/22	DCI Engineering	183447	Structural engineer oversight fees	140.00
08/01/22	RaffertySuver LLC	714	July 2022 consulting fees	7,068.50
09/01/22	RaffertySuver LLC	715	August 2022 consulting fees	6,495.31
07/13/22	Budinger Inc	M21128-10	Testing fees	731.40
Loan Draw				1,533,784.49

DRAW 16				
Submitted: October 13, 2022				
09/29/22	BKB / Paragon	30069O	Fifteenth billing	740,754.41
09/14/22	Mountain Consulting	22-160	HVAC pipe wrap remediation	535.00
07/13/22	MacDonald Miller HVAC	JC77079	HVAC design, engineering, labor	33,280.00
07/13/22	MacDonald Miller HVAC	JC77080	HVAC boiler and chiller - 35% billing	153,424.23
09/08/22	Overhead Door	515599	Basement door install	18,200.82
09/13/22	Action Drain	367093	Drain blockages repair	1,515.10
10/01/22	PI Manager, LLC	5	6% Earned Development Fee	56,862.57
09/23/22	DCI Engineering	185370	Structural engineer oversight fees	335.00
10/02/22	RaffertySuver LLC	740	September 2022 consulting fees	5,415.00
09/09/22	Budinger Inc	M21128-11	Testing fees	258.80
09/08/22	Vista Title and Escrow	21-17100.14	Date down endorsement #14	109.00
Loan Draw				1,010,689.93

DRAW 17				
Submitted: November 17, 2022				
10/25/22	BKB / Paragon	30069P	Sixteenth billing	273,678.20
11/08/22	MacDonald Miller HVAC	JC79925A	HVAC materials, labor	310,665.78
11/08/22	Action Drain	3791042	Drain blockages repair	1,062.75
09/12/22	City Glass	3873	Entry arm install / repairs	1,575.05
10/24/22	Vertical	V7480	Signage billing less 50% payment	41,202.66
11/01/22	PI Manager, LLC	6	6% Earned Development Fee	37,691.07
10/30/22	RaffertySuver LLC	765	October 2022 consulting fees	5,228.70
11/01/22	Vista Title and Escrow	TBD	Date down endorsement #15	109.00
Loan Draw				671,213.21

DRAW 18				
Submitted: December 15, 2022				
10/25/22	BKB / Paragon	30069P	Sixteenth billing	
09/08/22	McKinstry Lighting	10186323	95% billing intial lighting contract	46,883.75
11/30/22	Lerch Bates	67210	Elevator survey and construction documents	11,400.00
12/09/22	Vertical	V7547	Dedication plaque signage	3,351.82
12/09/22	Vertical	V7548	Stairwell signage	3,086.79
12/09/22	Vertical	V7549	Elevator button signage	641.64
11/23/22	Vertical	V7530	Final building sigange payment	16,955.46
12/01/22	PI Manager, LLC	7	6% Earned Development Fee	4,939.17
11/30/22	RaffertySuver LLC	790	November 2022 consulting fees	3,810.15
11/18/22	Vista Title and Escrow	21-17100.16	Date down endorsement #16	109.00
Loan Draw				91,177.78
DRAW 19				
Submitted: April 26, 2023				
04/19/23	BKB / Paragon	30069Q	Seventeenth billing	309,600.83
03/08/23	McKinstry Lighting	10204076	Final billing excl. retainage	63,667.27
03/23/23	Lerch Bates	69800	Final billing - bid coordination	4,069.60
04/04/23	PlumbEZ	1806	East stack plumbing repairs	1,338.24
04/04/23	PlumbEZ	1808	Rite Aid column pipe repair	721.04
03/31/23	Overhead Door	530191	Entrance gate repairs	4,104.94
03/09/23	Work Painting Spokane	INV0061	20% payment for garage painting	8,217.60
04/19/23	Work Painting Spokane	INV0064	Final payment for garage painting	36,624.00
04/24/23	PI Manager, LLC	8	6% Earned Development Fee	25,894.28
02/02/23	RaffertySuver LLC	835	January 2023 consulting fees	3,034.00
12/16/22	Vista Title and Escrow	21.17100.17	Date down endorsement #17	109.00
Loan Draw				457,380.80
DRAW 20				
Submitted: August 10, 2023				
08/01/23	BKB / Paragon	30069R	Eighteenth billing	332,499.99
01/30/23	MacDonald Miller HVAC	JC81965	Progress billing - chiller + boiler - Jan	16,340.12
03/09/23	MacDonald Miller HVAC	JC83192	Progress billing - chiller + boiler - March	30,925.80
05/15/23	MacDonald Miller HVAC	JC84863	100% MP billing	23,301.82
06/01/23	MacDonald Miller HVAC	PM131617	Start up service billing	4,329.48
05/09/23	Vertical	V7772	Signage installation	870.91
05/15/23	PlumbEZ	1860	Broken pipe repair in concrete	1,964.18
08/08/23	PI Manager, LLC	9	6% Earned Development Fee	24,613.94
05/01/23	RaffertySuver LLC	922	Consulting fees thru April 2023	1,850.50
07/05/23	RaffertySuver LLC	979	Consulting fees thru June 2023	3,335.27
08/03/23	RaffertySuver LLC	1016	Consulting fees thru July 2023	5,589.33
04/27/23	Vista Title and Escrow	21.17100.18	Date down endorsement #18	109.00
Loan Draw				445,730.34
DRAW 21				
Submitted: September 15, 2023				
08/31/23	RaffertySuver LLC	1041	Consulting fees thru August 2023	3,375.00
Loan Draw				3,375.00

Before Photos



1. Southwest corner, looking northeast at west and south facades (8/2020)



2. Southwest corner cornice, looking up and northeast (8/2020)



3. Northwest corner, looking southeast at west and north facades (8/2020)



4. Northwest corner cornice, looking southeast (8/2020)



5. Northeast corner, looking southwest at east and north facades (8/2020)



6. Northeast corner cornice, looking southwest (8/2020)



7. Southeast corner, spiral exit ramp, tower, looking northwest (8/2020)



8. Southeast cornice corner showing condition, looking north (8/2020)

Parkade Part 2
511 West Main Avenue, Spokane, WA 99201



9. West end of north façade, garage ramp from Main Avenue east bound, looking south (8/2020)



10. North façade - Main Avenue ramp and north side skywalk canopy frames (9/2021)



11. North facade, east of ramp, looking south at storefront and skywalk (floor 2) level (12/2020)



12. North facade skywalk panels, looking south (12/2020)



13. North facade skywalk panels, looking south (12/2020)



14. North side-Main Avenue entry ramp, looking east (12/2020)



15. East facade, floors 2-10, looking west (8/2020)



16. South facade skywalk level, looking east at elevator/stair tower and spiral ramp (12/2020)



17. Ground floor - granite base southwest corner of elevator tower (12/2020)



18. Southeast corner - rotunda room and underside of spiral exit ramp, looking east (1/2021)

Parkade Part 2
511 West Main Avenue, Spokane, WA 99201



19. South facade west of tower, looking north (12/2020)

Parkade Part 2
511 West Main Avenue, Spokane, WA 99201



20. South facade - floors 3 and 4 west of tower- spalling concrete, looking north (9/2021)



19. West facade - Rite Aid main entrance, looking northeast (12/2020)



20. Ground floor - Rite Aid Pharmacy. looking northwest (12/2020)

Parkade Part 2
511 West Main Avenue, Spokane, WA 99201



21. Ground floor - Rite Aid store, looking west along middle columns (12/2020)



22. Ground Floor (Rite Aid) – repairing concrete beam and central column, looking north (9/2021)



23. Ground floor (Rite Aid) rebuilding central column, looking north (9/2021)



24. East facade- northeast corner entry to retail space, looking west (8/2020)



25. Ground floor retail in northeast corner, looking west (12/2020)



26. Ground floor - southeast corner retail shop beneath spiral ramp, looking northwest (12/2020)



27. Ground floor - Rotunda (bottom of spiral exit), looking north (12/2020)



28. Ground floor - elevator/stair lobby looking east (12/2020)



29. Ground floor - elevator/stair tower lobby, looking west (12/2020)



30. Basement elevator/stair lobby, looking west (12/2020)



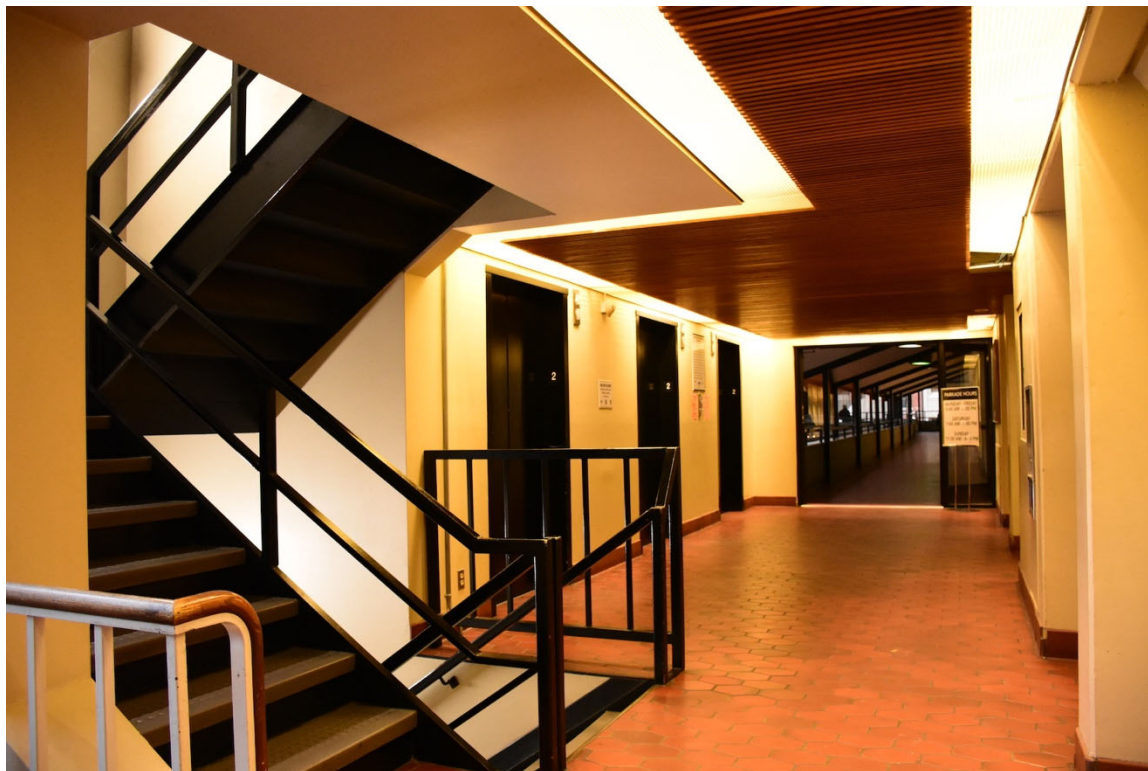
31. Basement stair landing, equipment room door, looking east (12/2020)



32. Basement mechanical equipment room, looking east (12/2020)



33. Basement parking garage - south lane, looking east (12/2020)



34. Skywalk level (floor 2) - elevator/stair lobby, looking west (12/2022)



35. Skywalk level along south facade, looking east toward lobby from southwest corner (12/2020)



36. Red level - elevator/stair lobby, typical, looking east (12/2020)



37. Red level, looking south across ramp to elevator/stair lobby (12/2020)



38. Red Level south side ramp - looking north across drive lane and stalls (12/2020)



39. Skywalk level entry to parking garage red level, looking south (12/2020)



40. Red level (floor 3)- ramp deck drive lane and stalls, looking west (12/2020)



41. Red level ceiling (bottom of ramp) - condition of concrete and rebar, looking south (9/2021)



42. Red level northwest corner stairs, looking north (12/2020)



43. Red level - northwest corner stairs condition, looking west (12/2020)



44. Red Level building juncture, looking north (12/2020)



45. Elevator/stair tower – stairs to blue level (level 4) looking south (12/2020)



46. Orange level (floor 6) - juncture of exit spiral and garage ramp, looking north5 (6/2022)

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47. Exit spiral ceiling looking south (6/2022)



48. Blue level spiral exit ramp (6/2021)



49. Exit spiral ceiling looking south (6/2022)



47. Brown level (floor 5) ramp detail, looking south (9/2021)



50. Gray level (floor8) ramp condition, looking east (8/2021)



51. Ceiling (bottom of ramp) condition, looking south (9/2021)



52. Ceiling condition and existing light fixture, looking southwest (9/2021)



53. Blue level - central column at building juncture, looking south (8/2022)



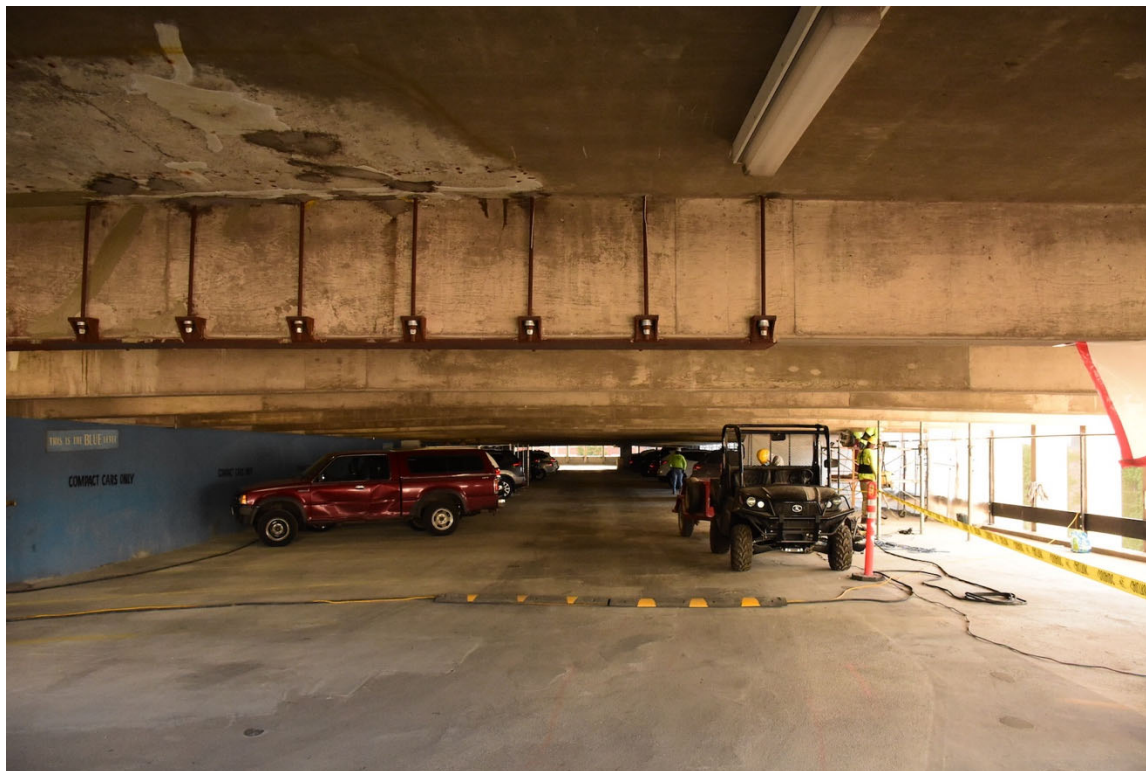
54. Orange level - central column at building juncture, looking south (8/2022)



55. Green level - central column at building juncture, looking south (8/2022)



56. Gray level - central column at building juncture, looking south (8/2022)



57. Blue level - cracked beam repaired (9/2021)



58. Pink level parking ramp - north side, looking east (9/2021)



59. Top floor (yellow) showing ramps, lighting and roof structure, looking east (1/2021)



60. Yellow floor north wall, looking outside toward northeast (12/2020)



61. Yellow floor - juncture of parking deck and spiral exit ramp, looking north (12/2020)

After Photos

Parkade Part 3
511 West Main Avenue, Spokane, WA 99201



1. Southwest corner, looking northeast at west and south facades (8/2023)

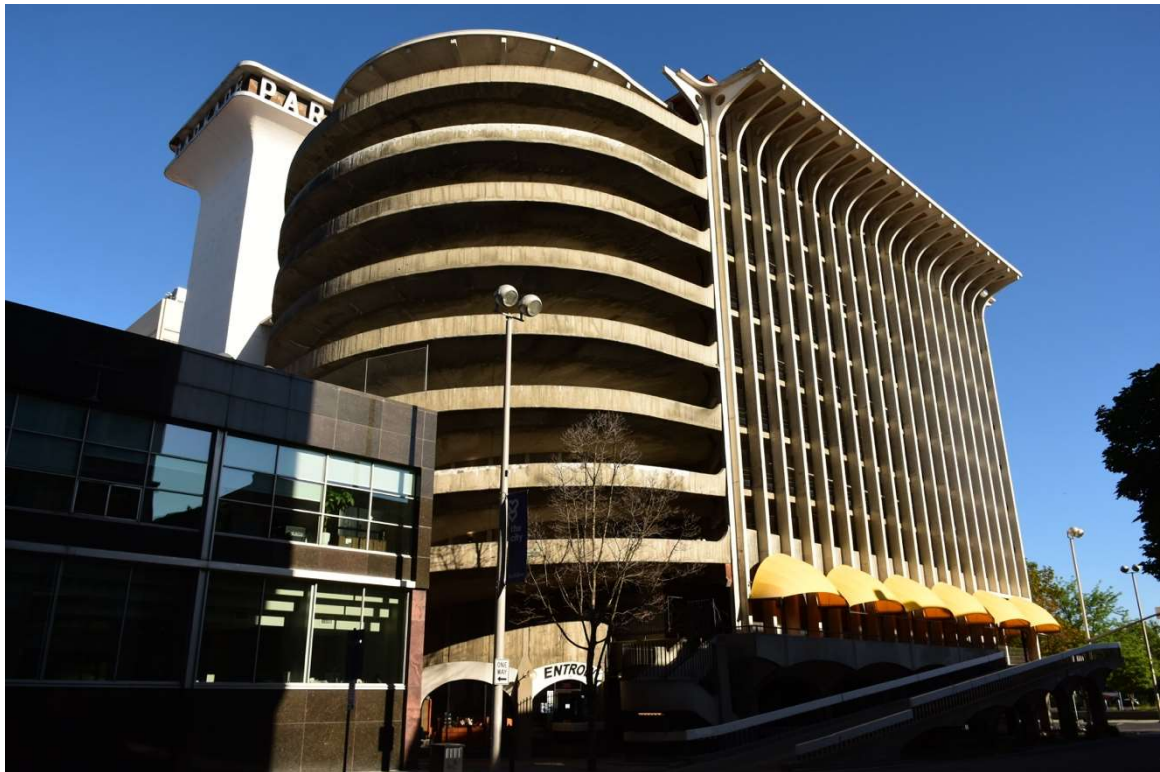


2. Northwest corner, looking southeast at west and north facades (8/2023)

Parkade Part 3
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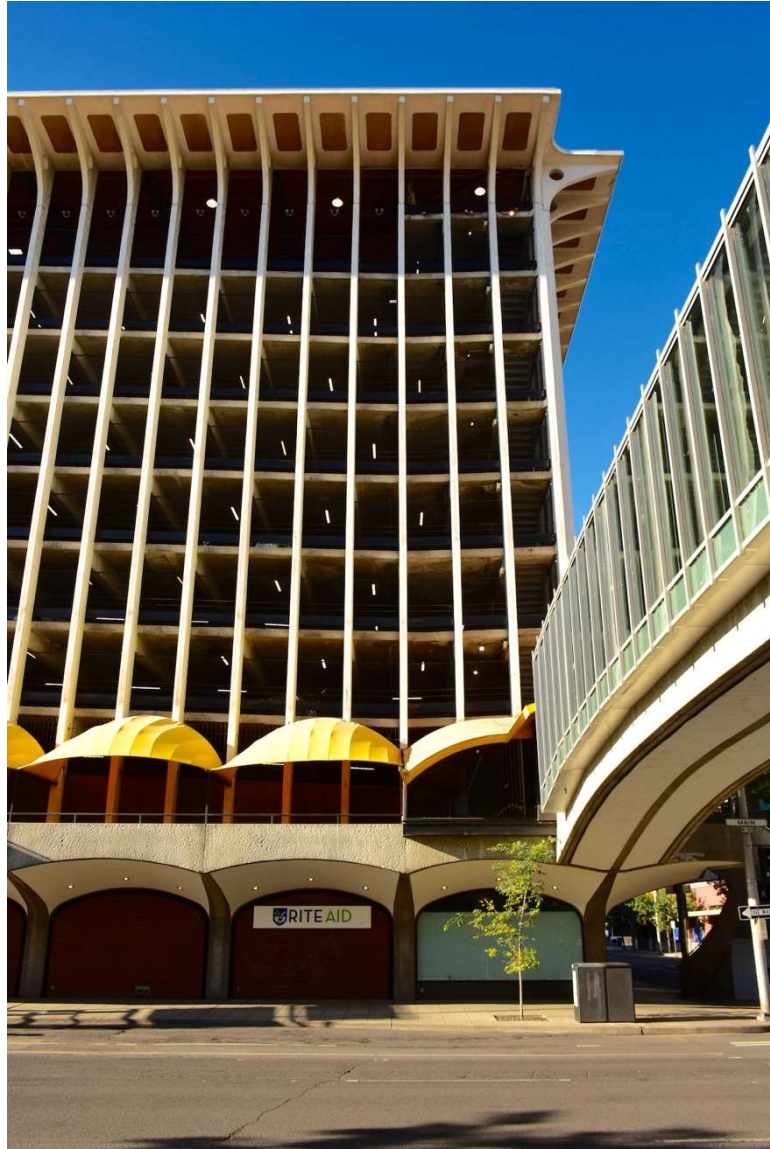


3. Northeast corner, looking southwest at east and north facades (8/2023)



4. Southeast corner, spiral exit ramp, tower, looking northwest (8/2023)

Parkade Part 3
511 West Main Avenue, Spokane, WA 99201



5. West end of north façade, skywalk across Main Avenue on west, looking south (9/2023)



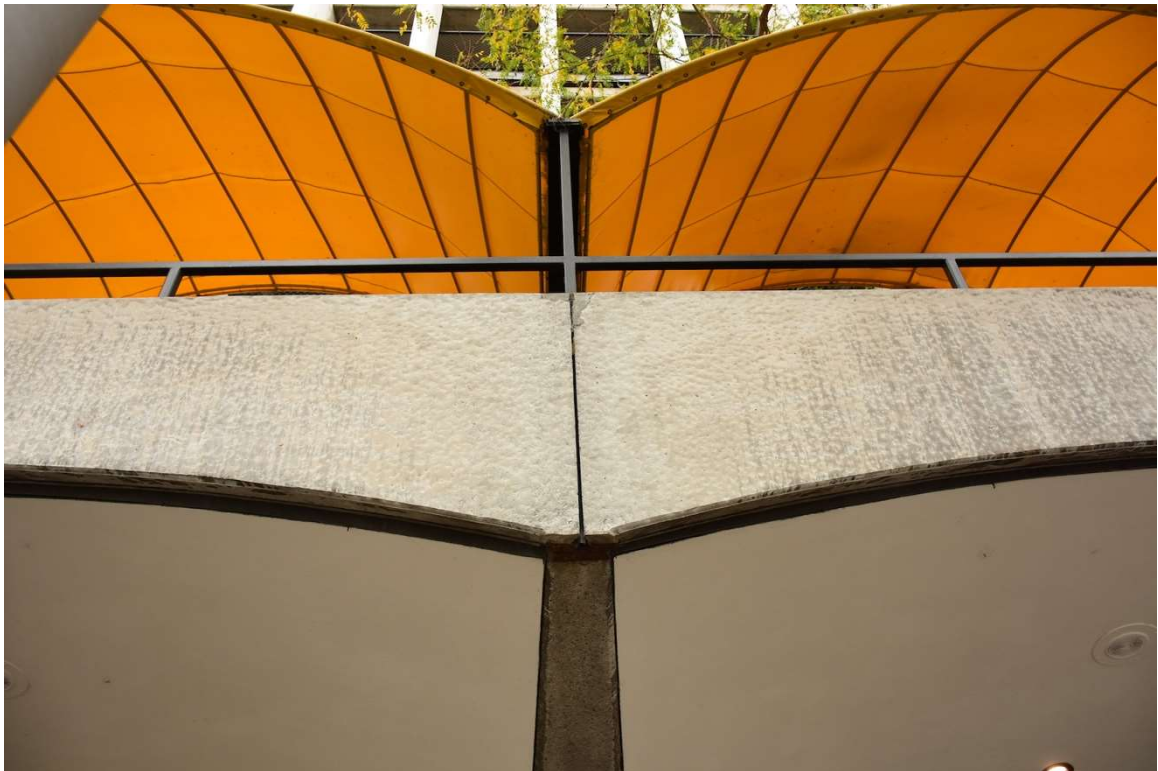
6. North facade - ramp from Main Avenue to parking garage entry, looking west (10/2023)



7. North facade, looking south at floors 2 to 10- skywalk to cornice (10/2023)



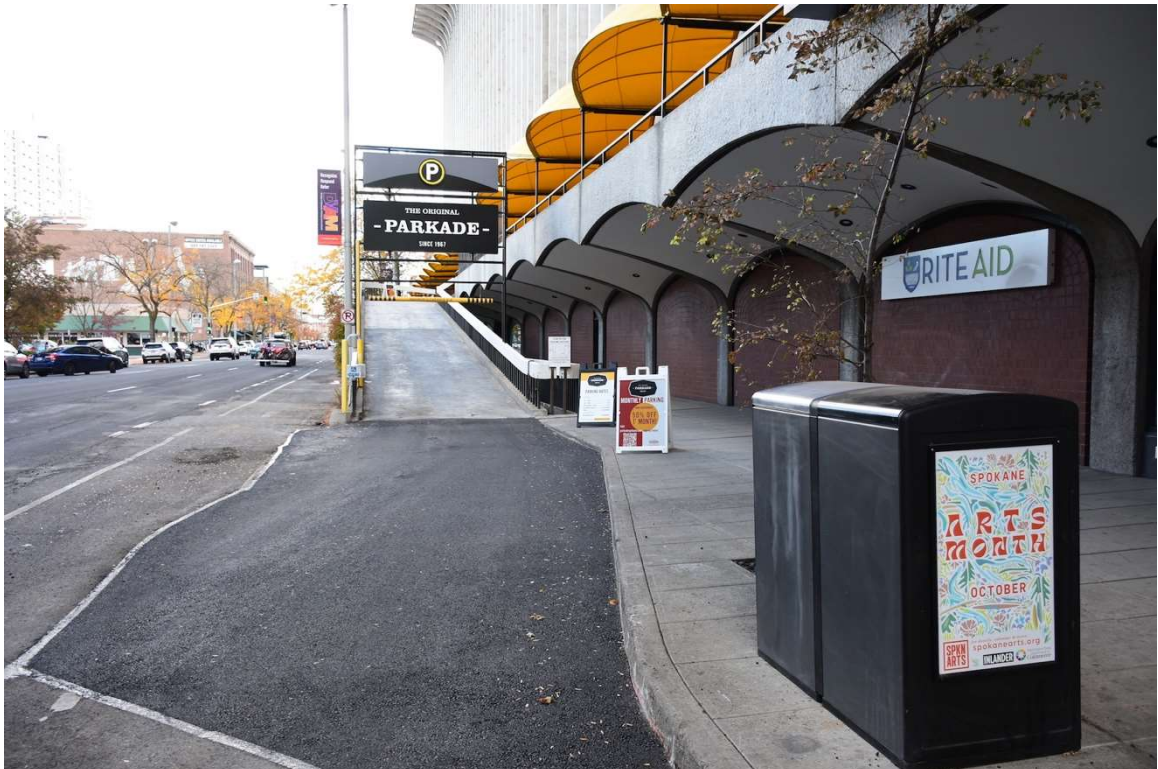
8. North facade, east of ramp, looking south at storefront and skywalk level (floor 2) (10/2023)



9. North facade skywalk panels, looking south (9/2023)



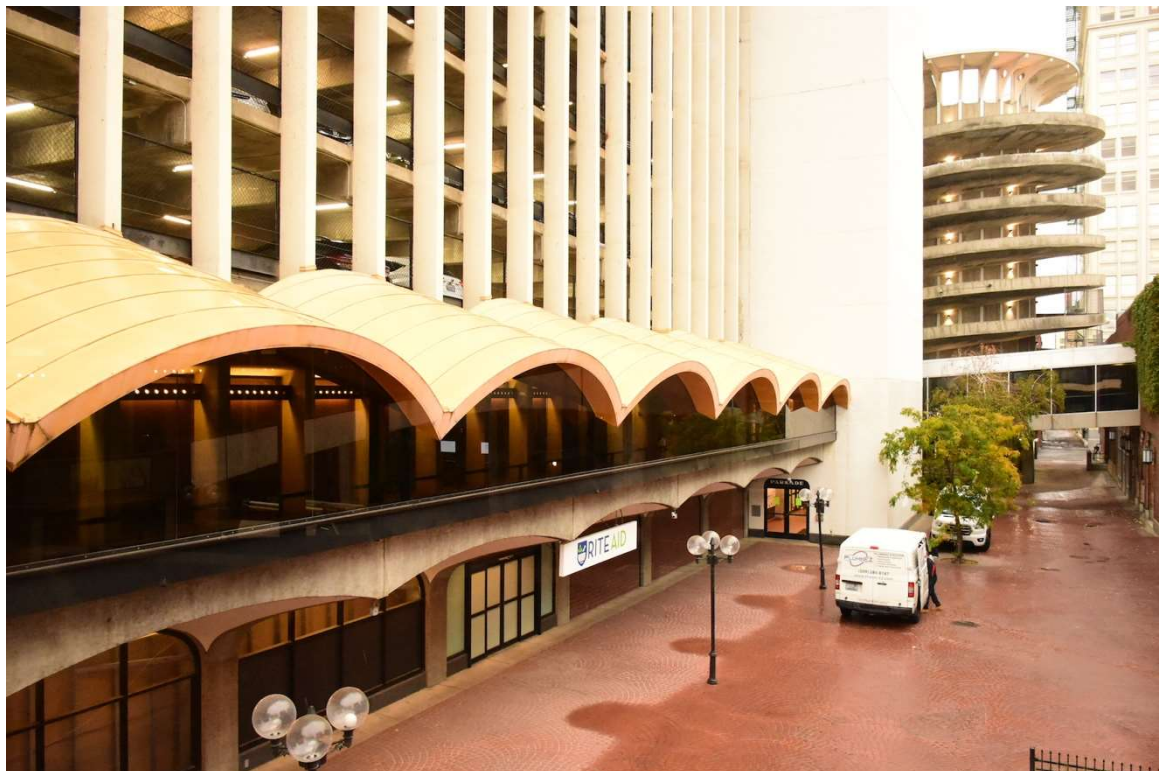
10. North facade skywalk panels, looking south (9/2023)



11. North side-Main Avenue entry ramp, looking east (10/2023)



12. East facade, floors 2-10, looking west (7/2023)



13. South facade skywalk level, looking east at elevator/stair tower and spiral ramp (9/2023)



14. Ground floor - granite base southwest corner of elevator tower (6/2023)



15. Southeast corner repair of underside of spiral exit ramp, looking east (6/2023)

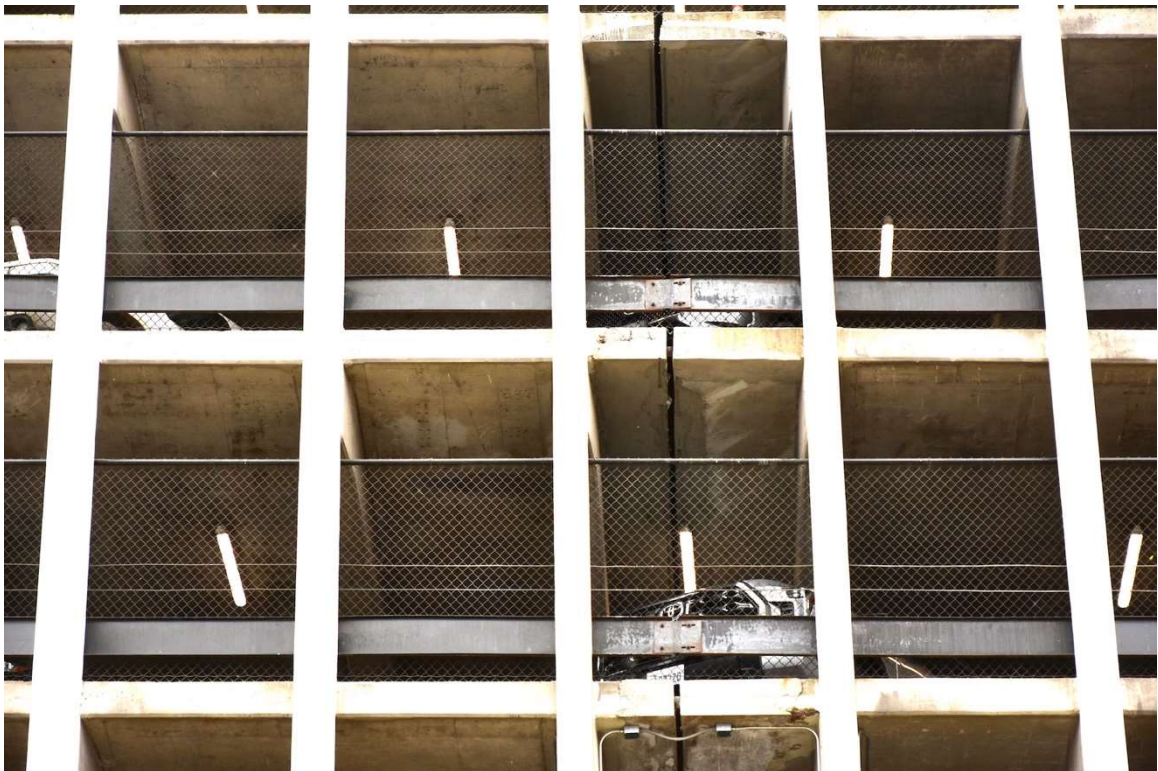


16. Elevator/stair tower – east wall, looking west at electrical conduit (9/2023)

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17. South facade west of tower, looking north (9/2023)



18. South facade - floors 3 and 4 west of tower- ceiling repairs, looking north (9/2023)



19. Southwest corner-west façade, Rite Aid main entrance, looking northeast (10/2023)



20. Ground floor - Rite Aid Pharmacy. looking northwest 9/2023)



21. Ground floor - Rite Aid store, looking west along middle columns (10/2023)



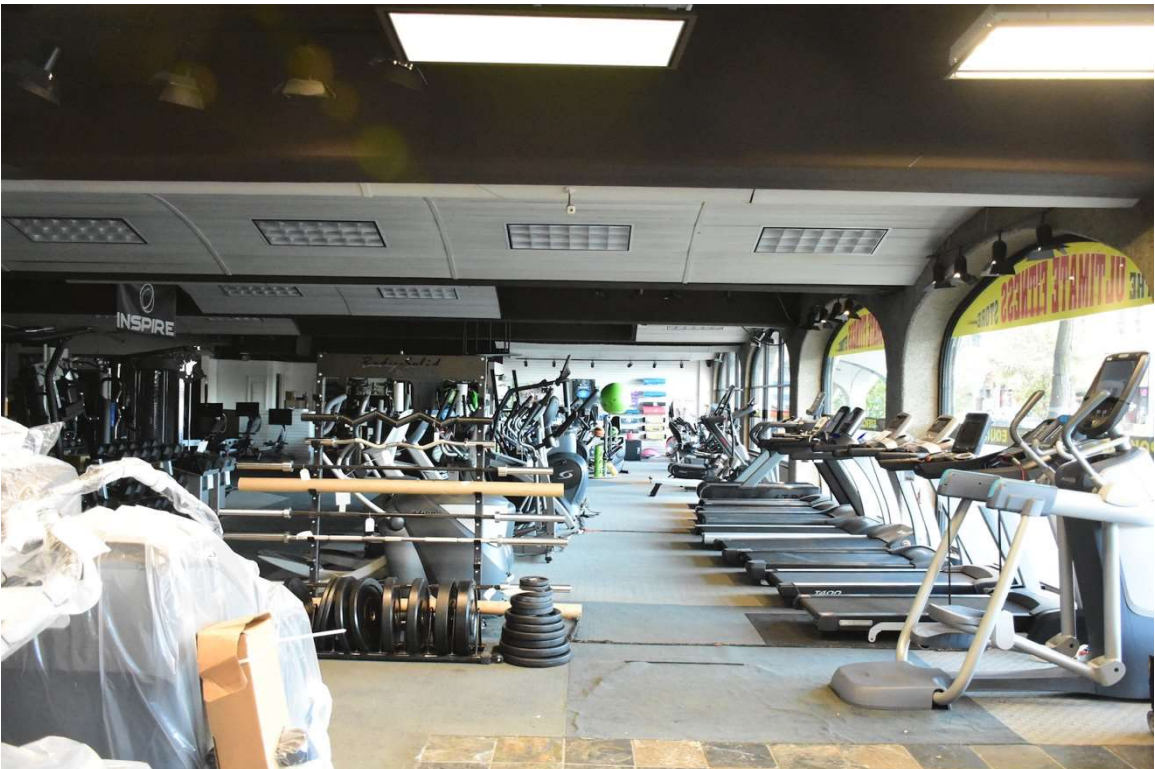
22. Ground Floor (Rite Aid) – repaired concrete beam and central column, looking north (9/2023)



23. Ground floor (Rite Aid) - central column and beam repaired (9/2023)



24. East facade- northeast corner entry to retail space, looking west (10/2023)



25. Ground floor retail in northeast corner, looking west (10/2023)



26. Ground floor - southeast corner retail shop beneath spiral ramp, looking northwest (9/2023)



27. Ground floor - Rotunda (bottom of spiral exit), looking north (10/2023)



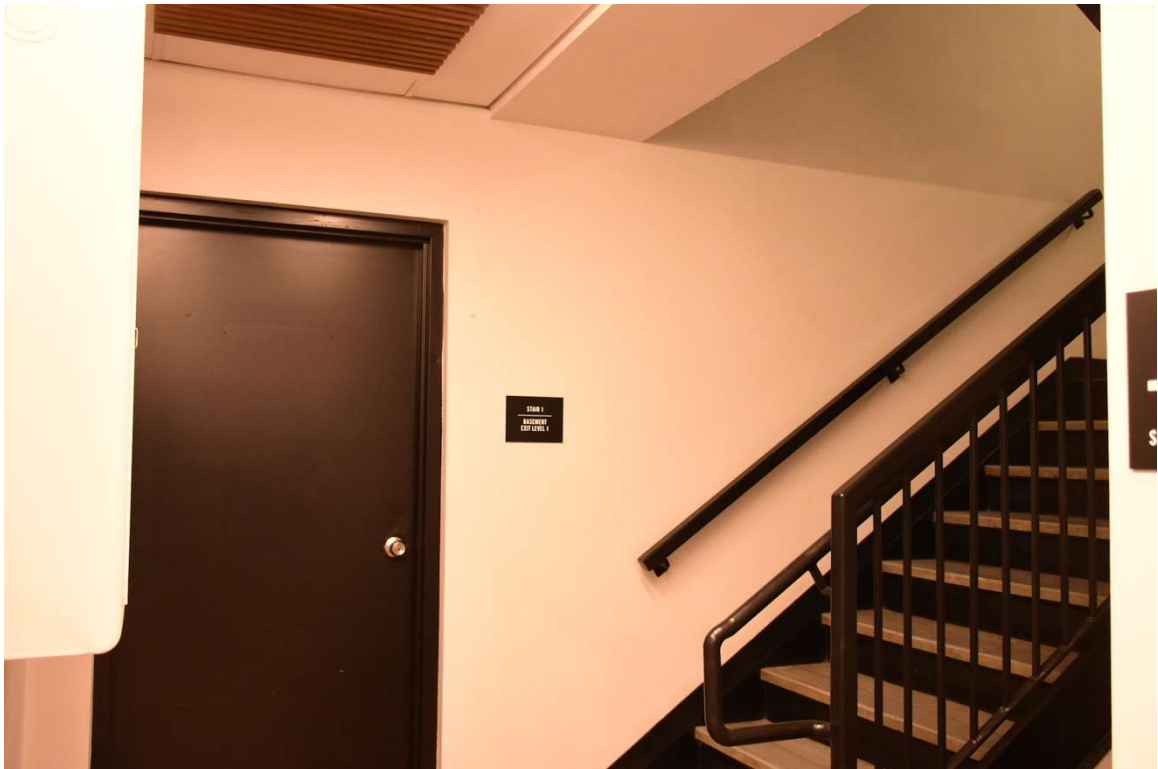
28. Ground floor - elevator/stair lobby looking east (9/2023)



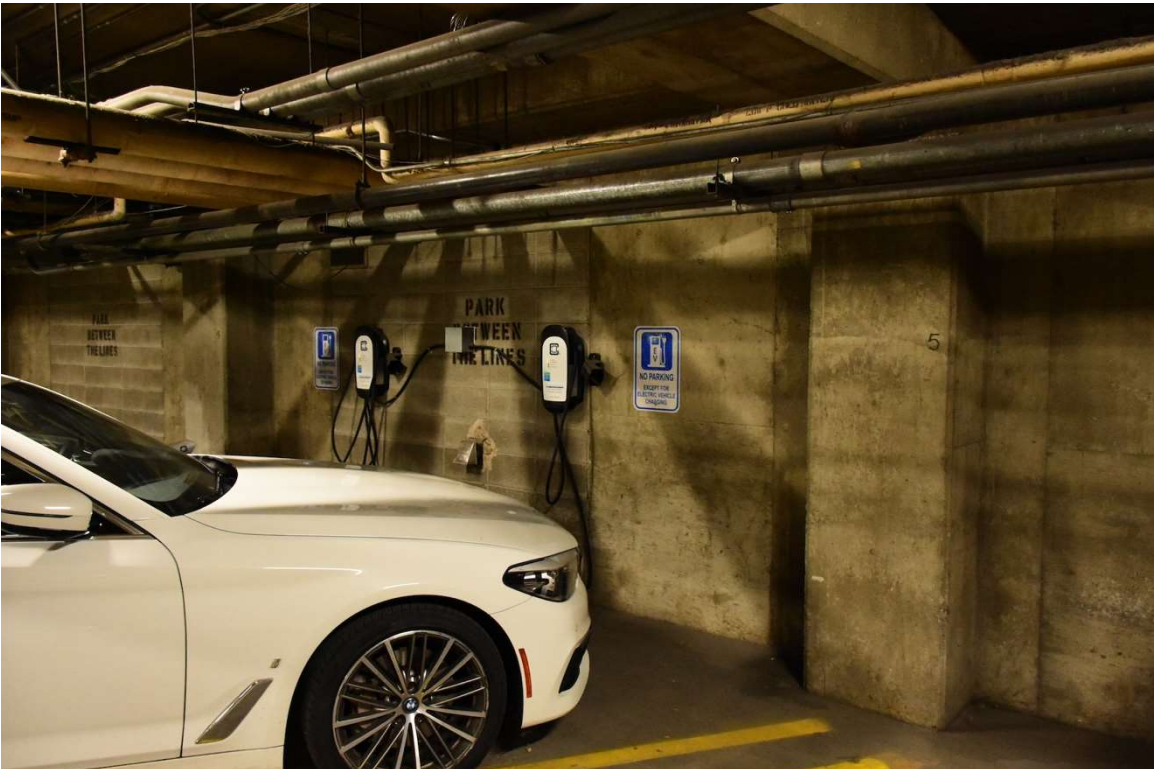
29. Ground floor - elevator/stair tower lobby, looking northwest at new graphics (19/2023)



30. Basement elevator/stair lobby – new graphics, looking west (9/2023)



31. Basement stair landing, new railings, equipment room door, looking east 9/2023)



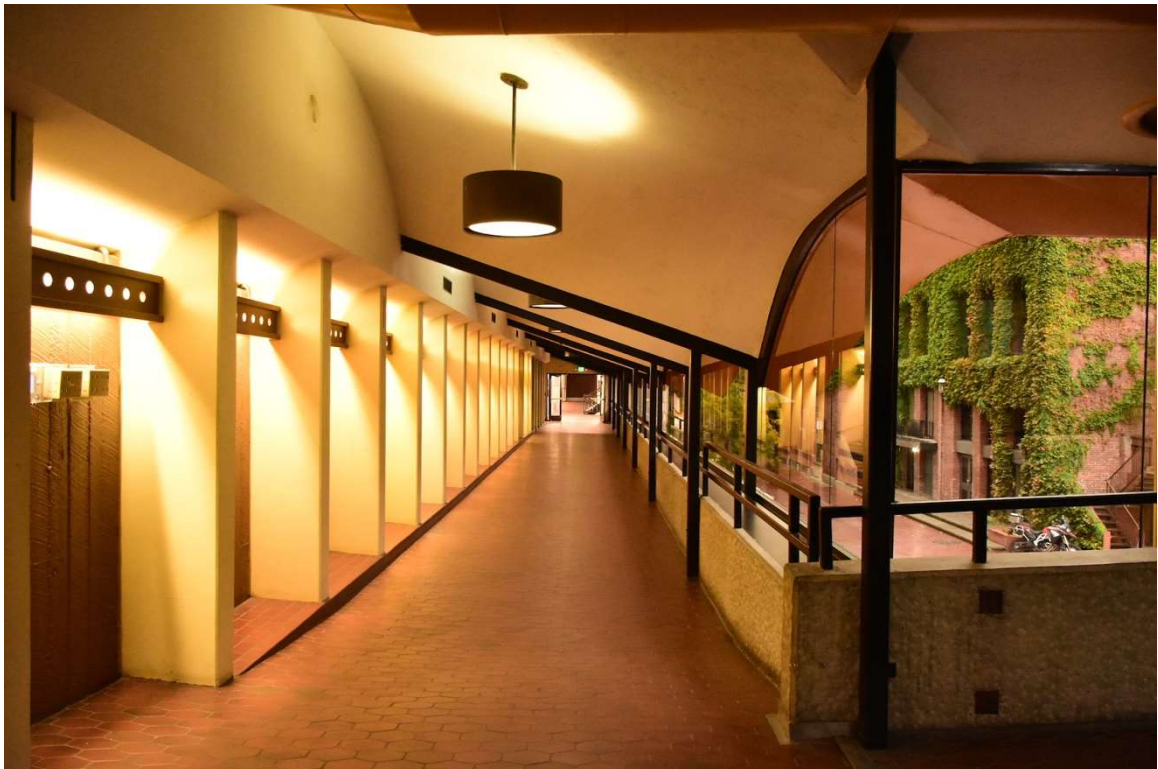
32. Basement parking garage -EV charging station, looking southeast (10/2023)



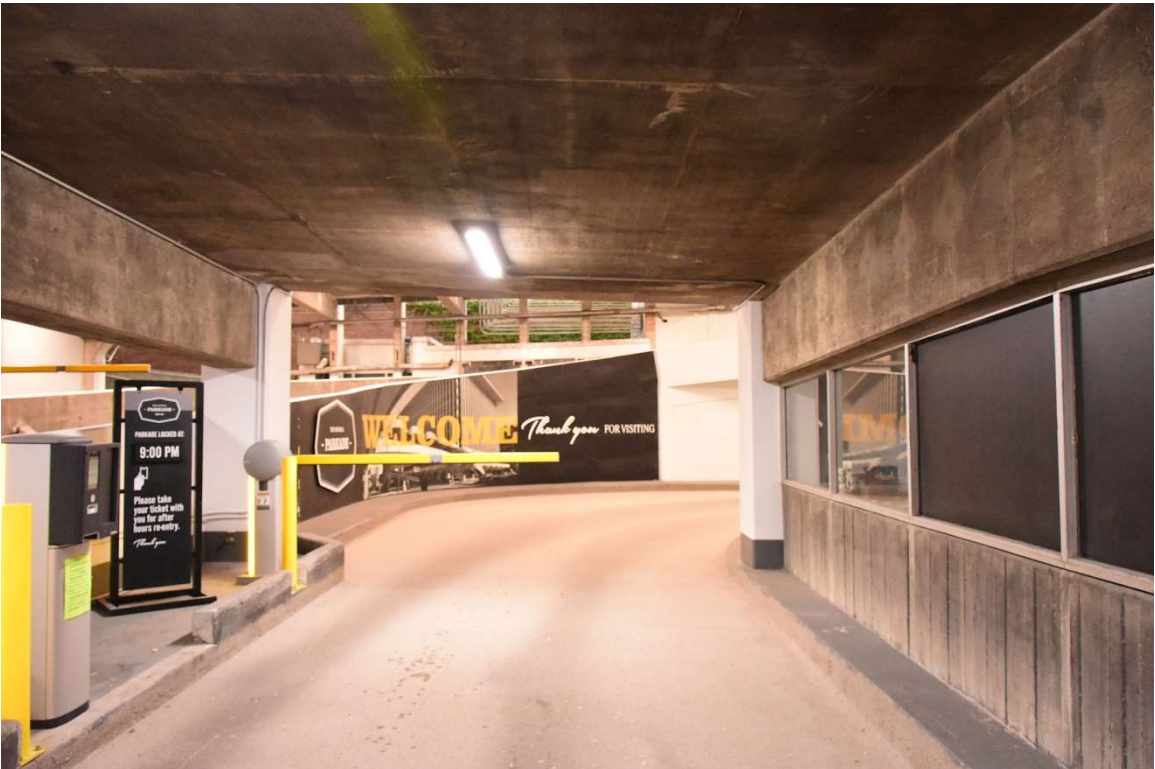
33. Basement - central column repair, looking west (10/2023)



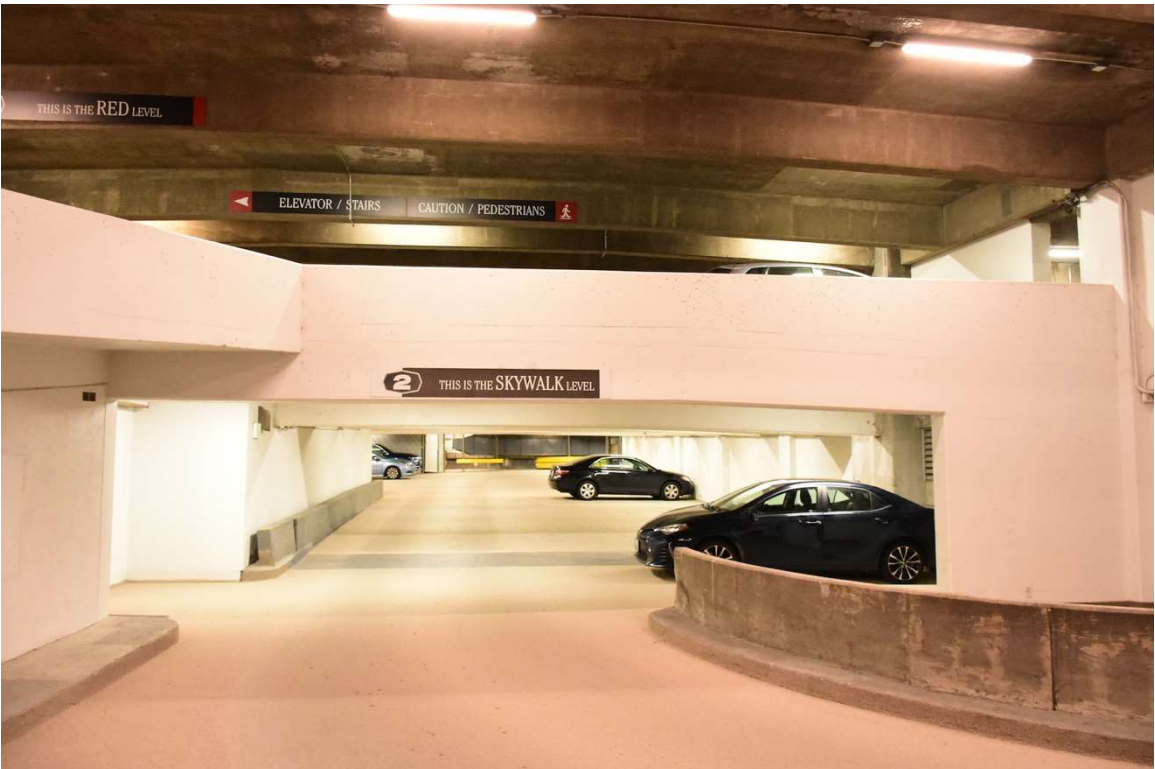
34. Skywalk level (floor 2) - elevator/stair lobby, looking west (10/2023)



35. Skywalk level along south facade, looking east toward lobby from southwest corner (10/2023)



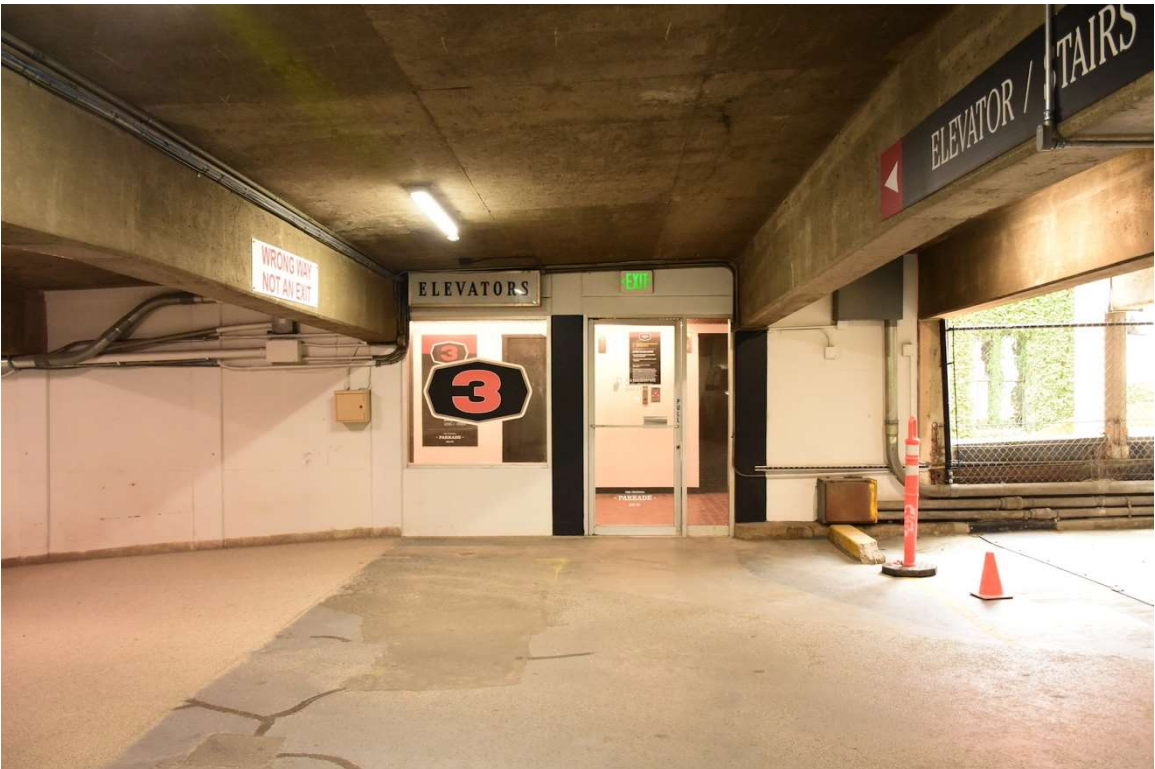
36. Skywalk level entry to parking garage red level, floor coating, looking south (10/2023)



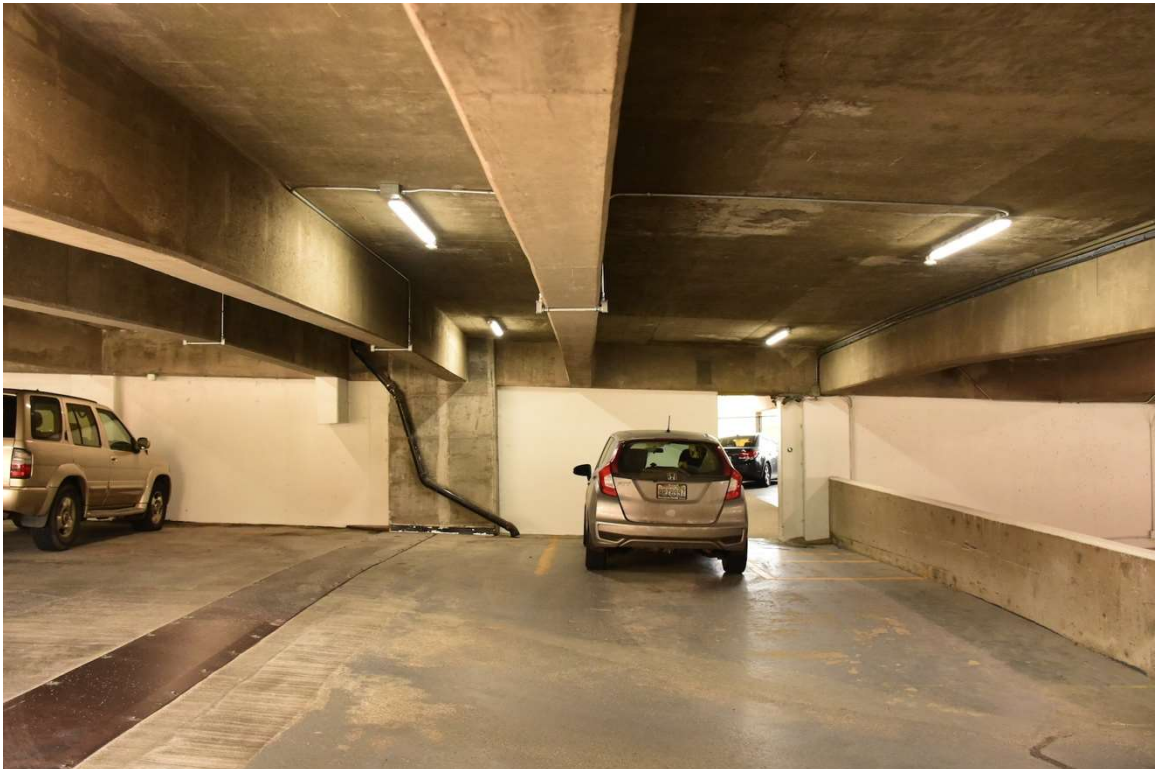
37. Skywalk level entry to Red level on south, skywalk level on north, looking west (10/2023)



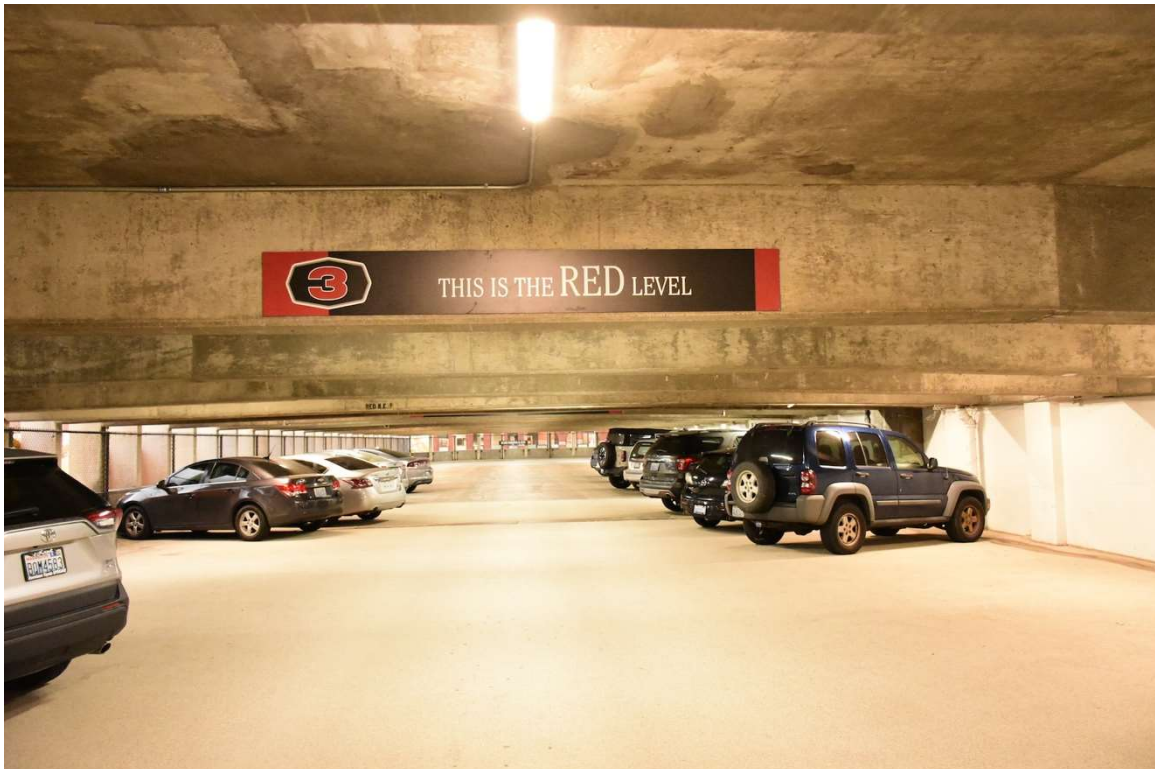
38. Red level - elevator/stair lobby – new graphics, typical, looking west (9/2023)



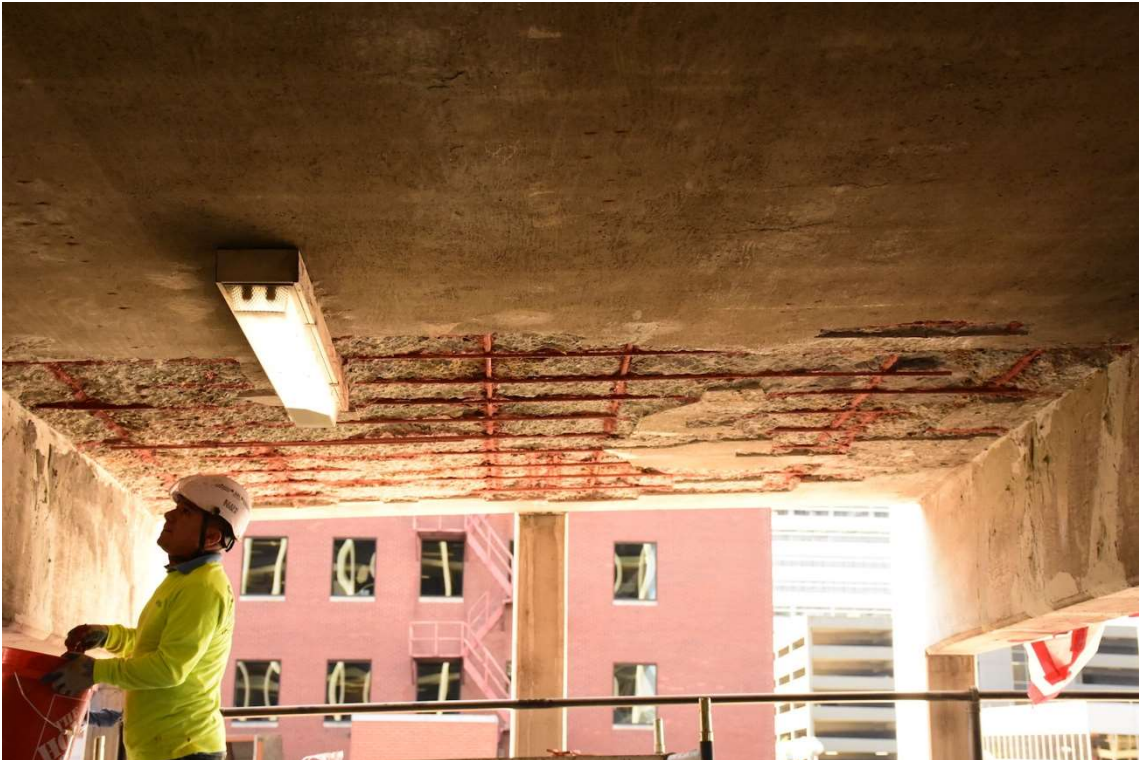
39. Red level, looking south across ramp to elevator/stair lobby (10/2023)



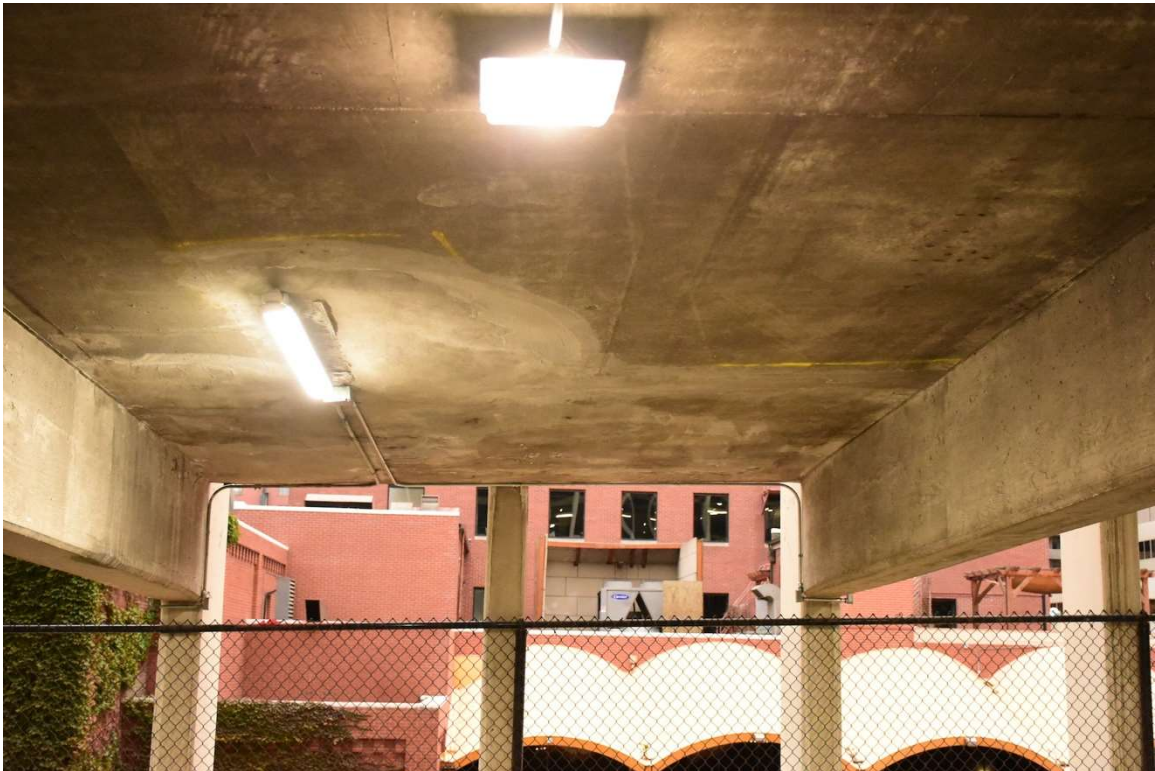
40. Red Level south side ramp – central column rebuild (10/2023)



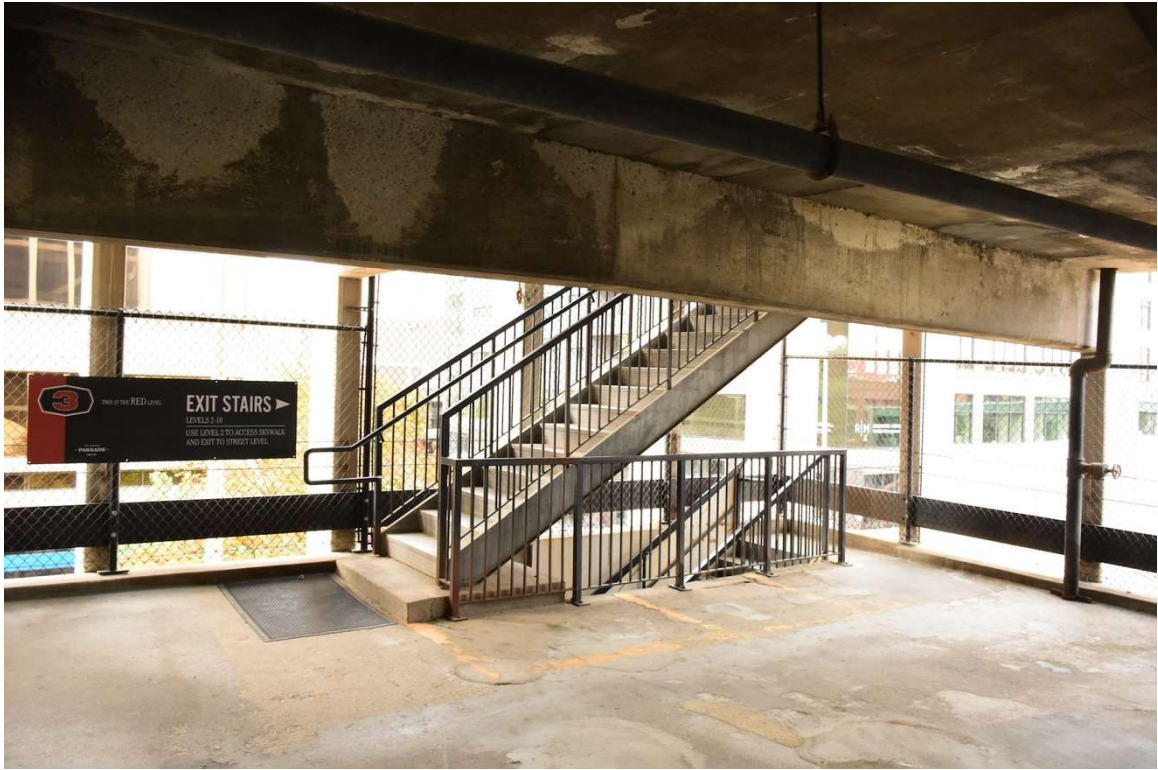
41. Red level (floor 3)- ramp deck drive lane and stalls, looking west (10/2023)



42. Red Level ceiling repair, treated rebar, looking south (9/2021)



43. Red level ceiling (bottom of ramp) – ceiling repair, looking south (9/2023)



44. Red level northwest corner stairs, looking north (10/2023)



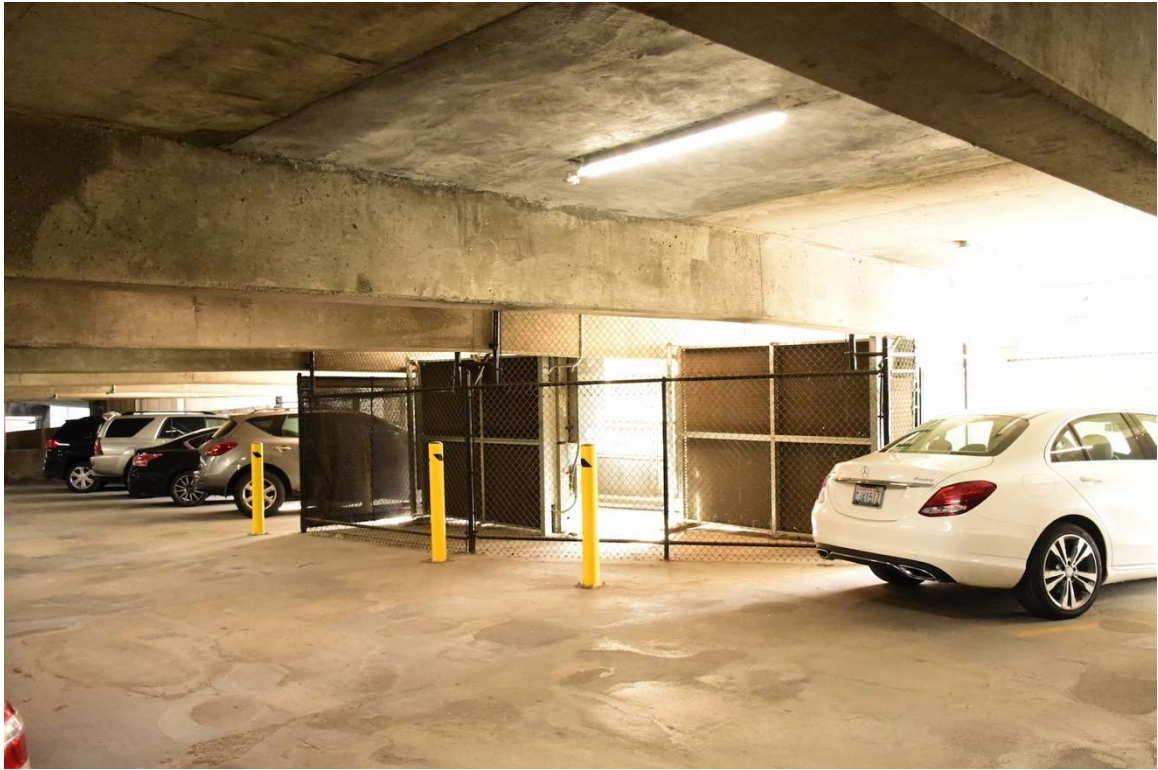
45. Red level - northwest corner stairs replaced, fence installed, looking west (9/2021)



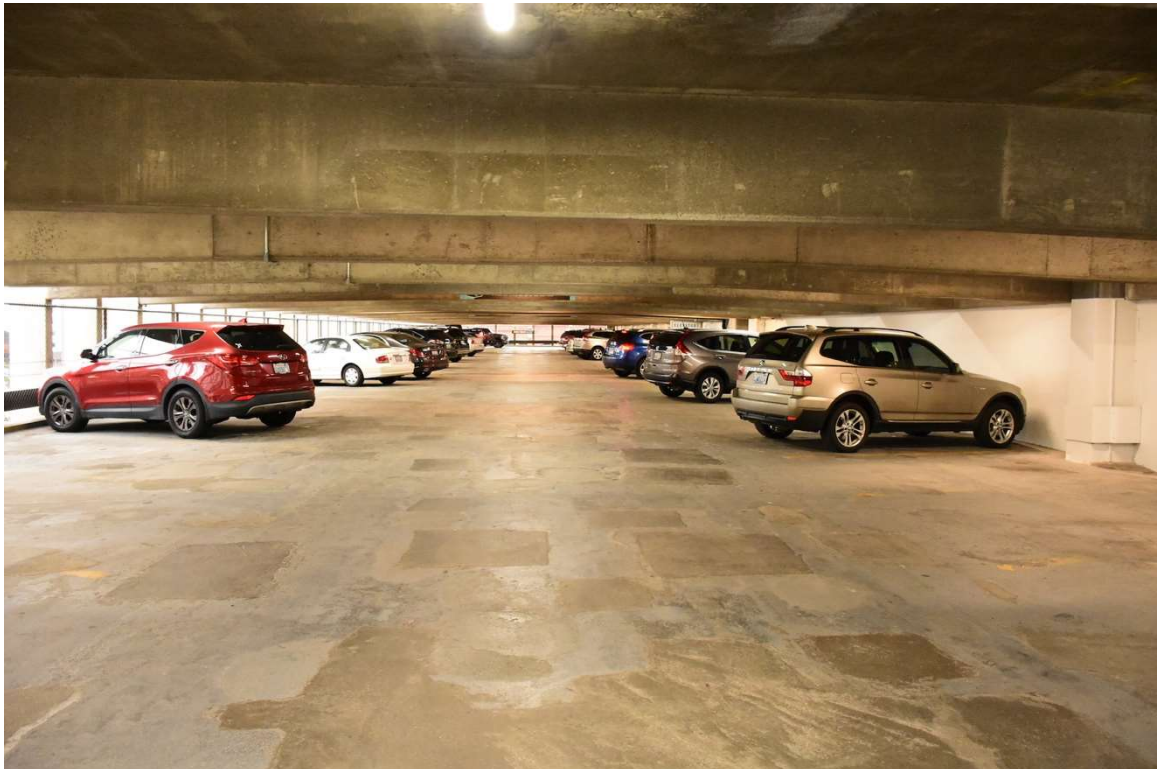
46. Elevator/stair tower – stairs at blue level (level 4) landing looking south (10/2023)



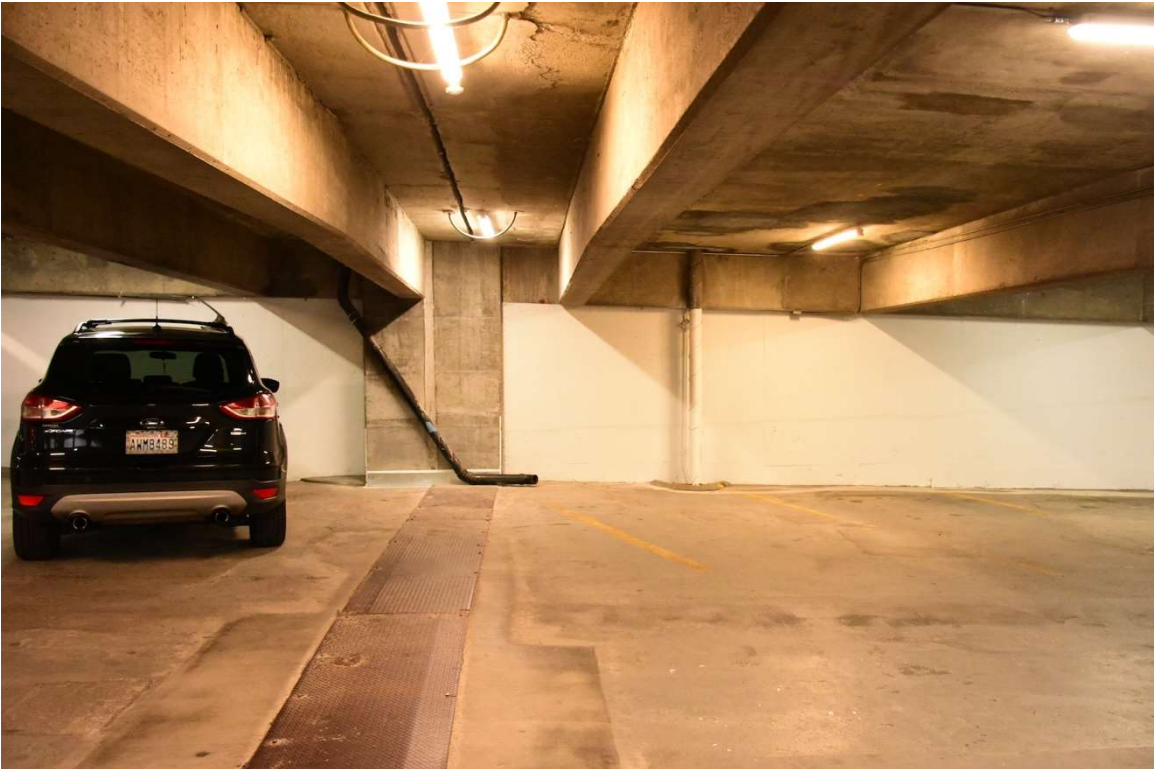
47. Blue level entry to elevator lobby and EV charging station, looking south (10/2023)



48. Blue level - new HVAC equipment, looking southeast (10/2023)



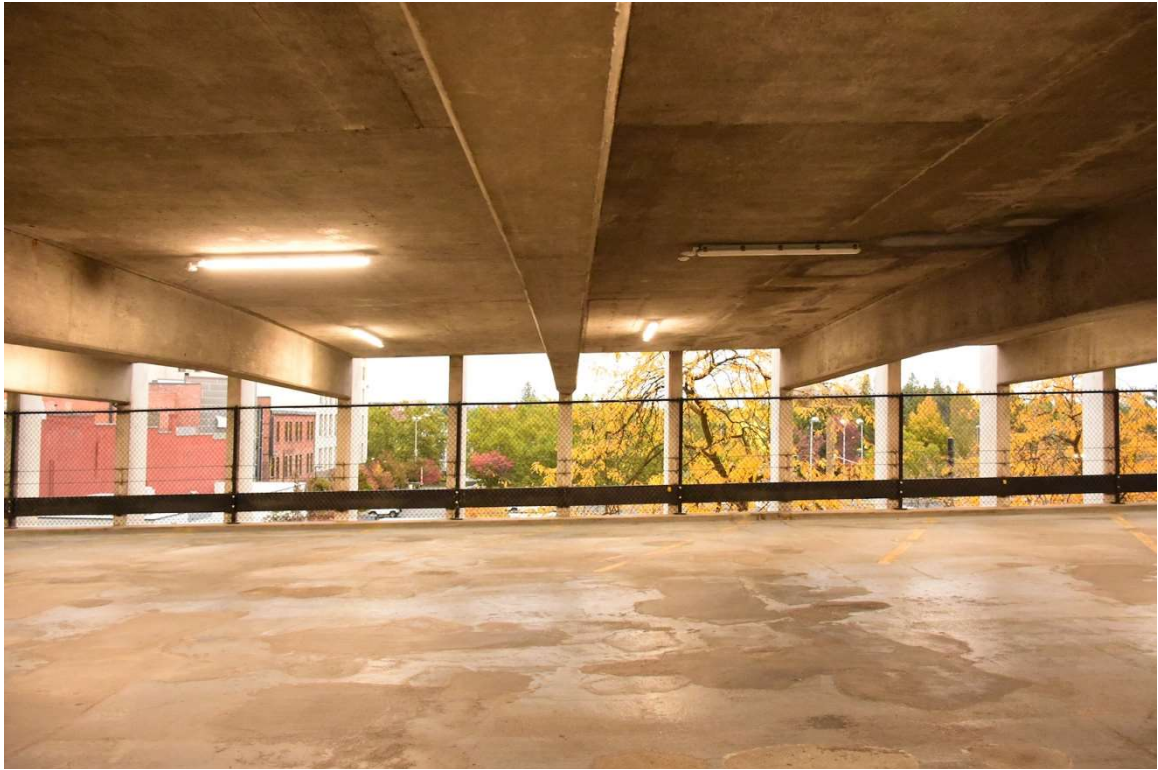
49. Blue level (floor 4) ramp floor repair, looking east (10/2023)



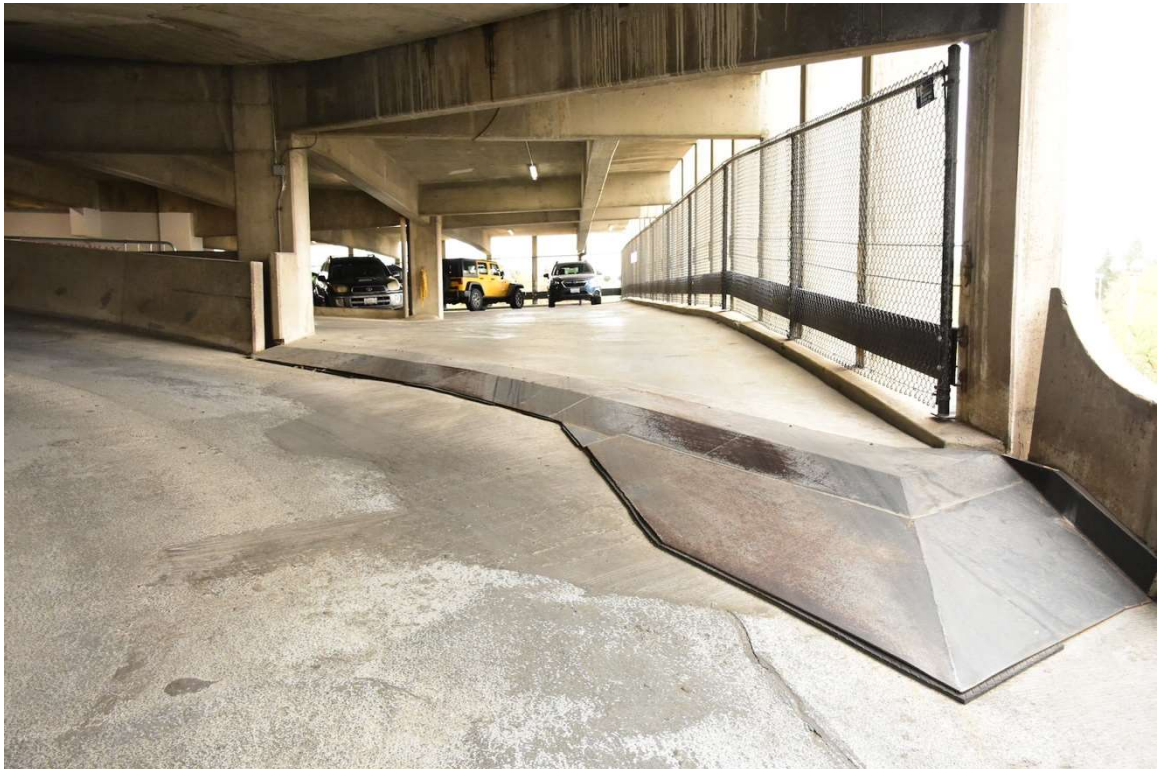
50. Blue level central column rebuild, looking south (10/2023)



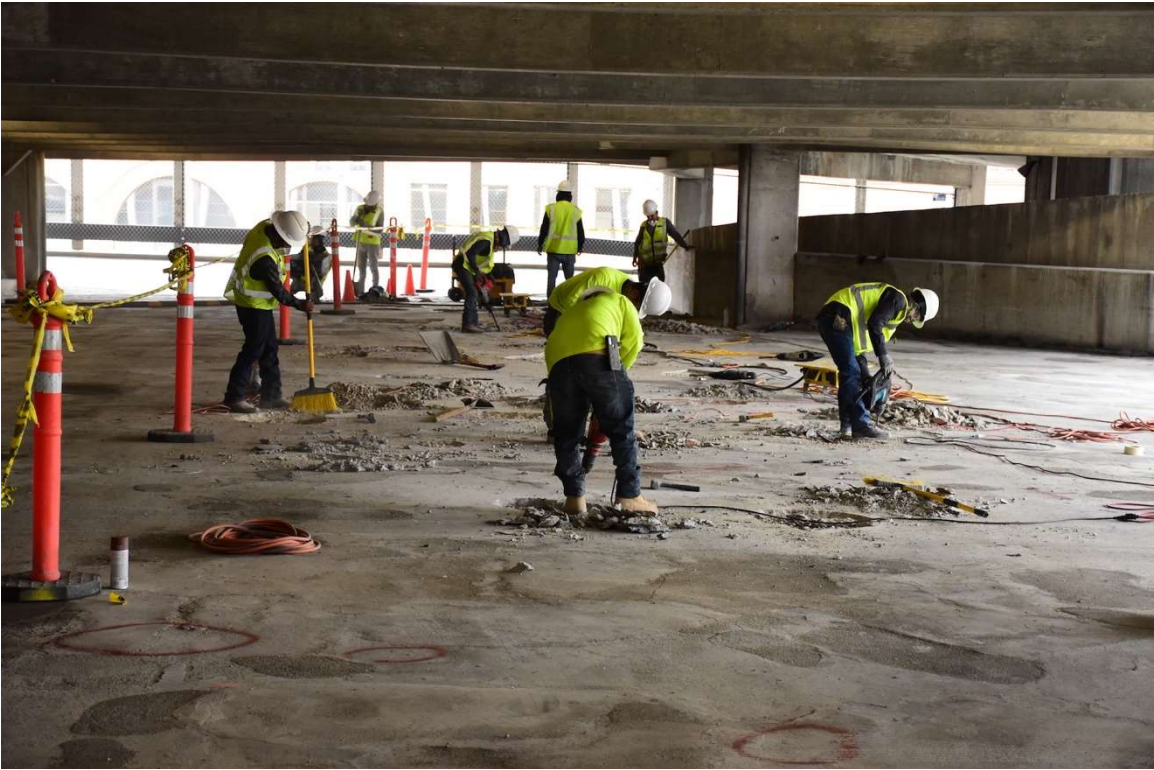
51. Blue level ceiling repair and new light fixture, looking north (10/2023)



52. Blue level, looking north at floor, ceiling and fence (10/2023)



53. Brown level (floor 5) - juncture of exit spiral and garage ramp, looking north (9/2023)



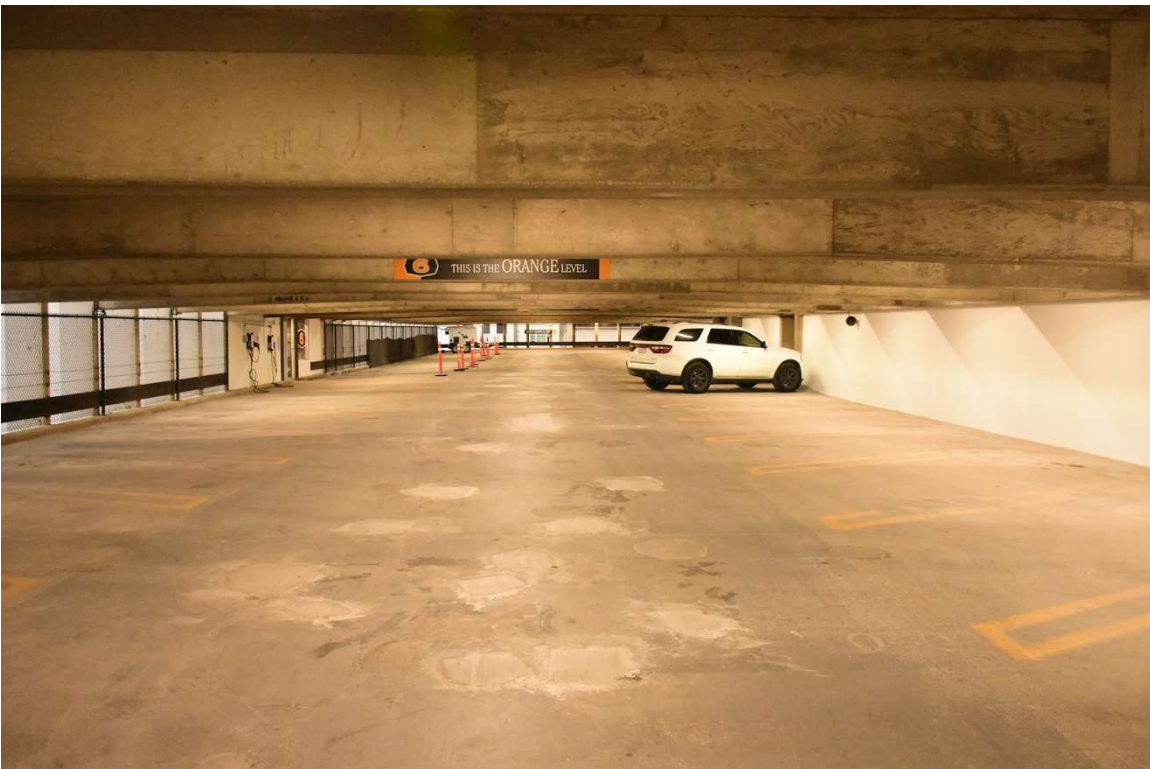
54. Brown level (floor 5), ramp floor repair in process, looking east (6/2022)



55. Brown level (floor 5) - floor repaired, looking west (9/2023)



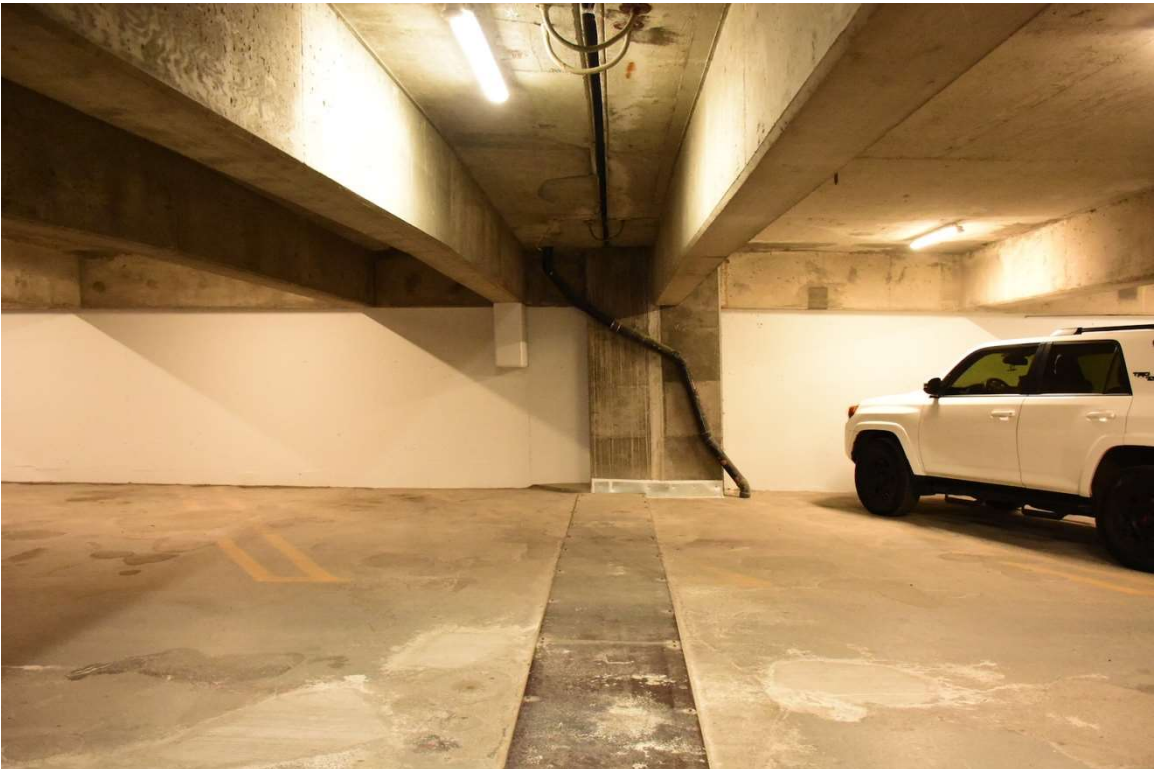
56. Brown level (floor 5) central column rebuild, looking north (10/2023)



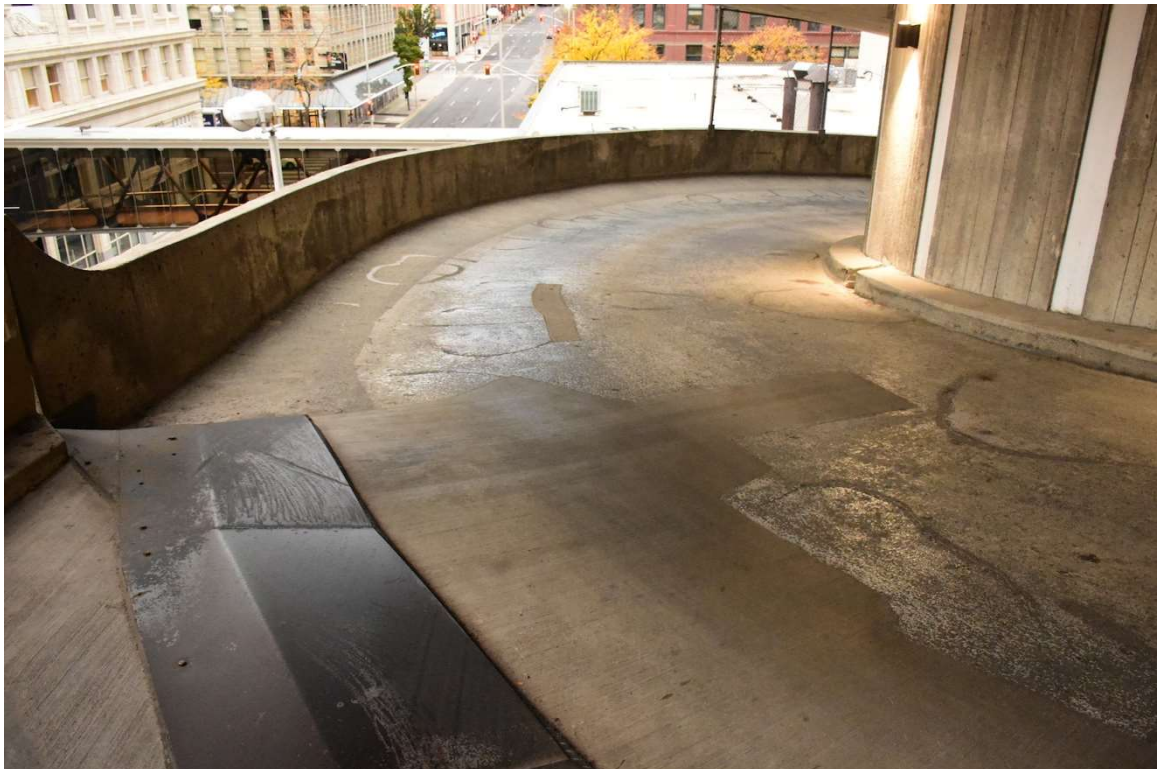
57. Orange level (floor 6) floor repairs, looking west (10/2023)



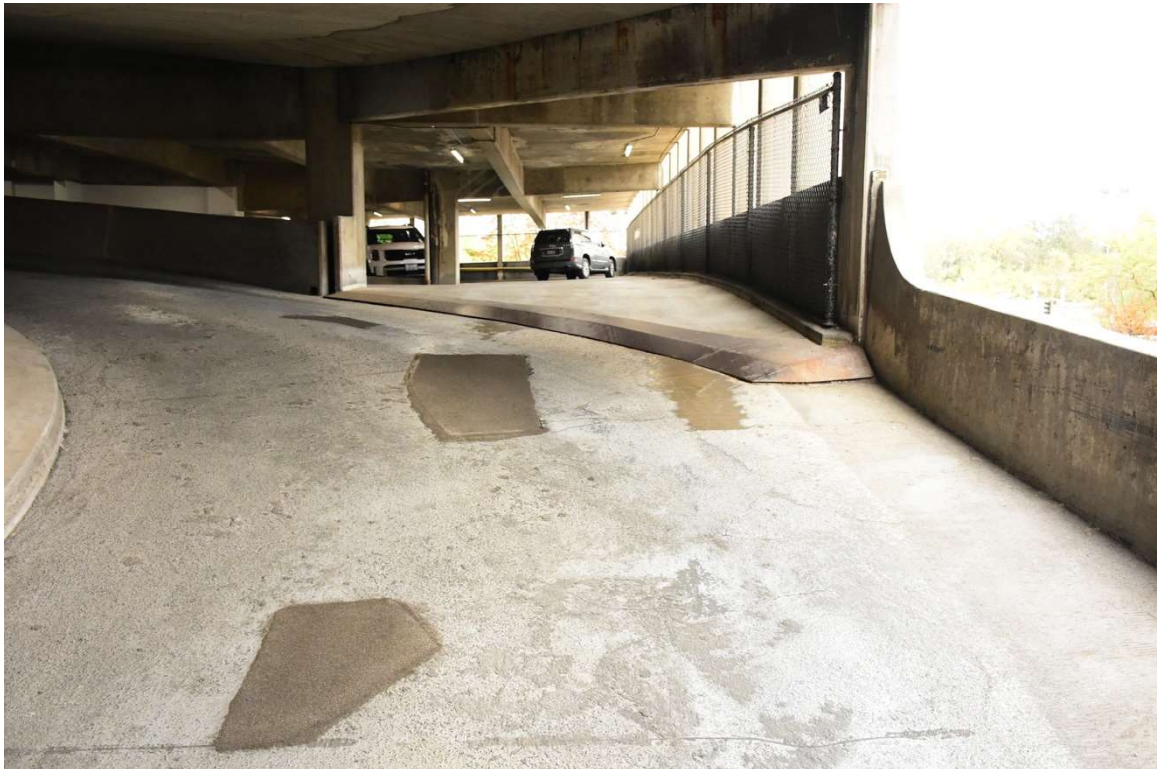
58. Orange level – EV charging stations, elevator lobby, looking south (10/2023)



59. Orange level - central column rebuild, looking north (10/2023)



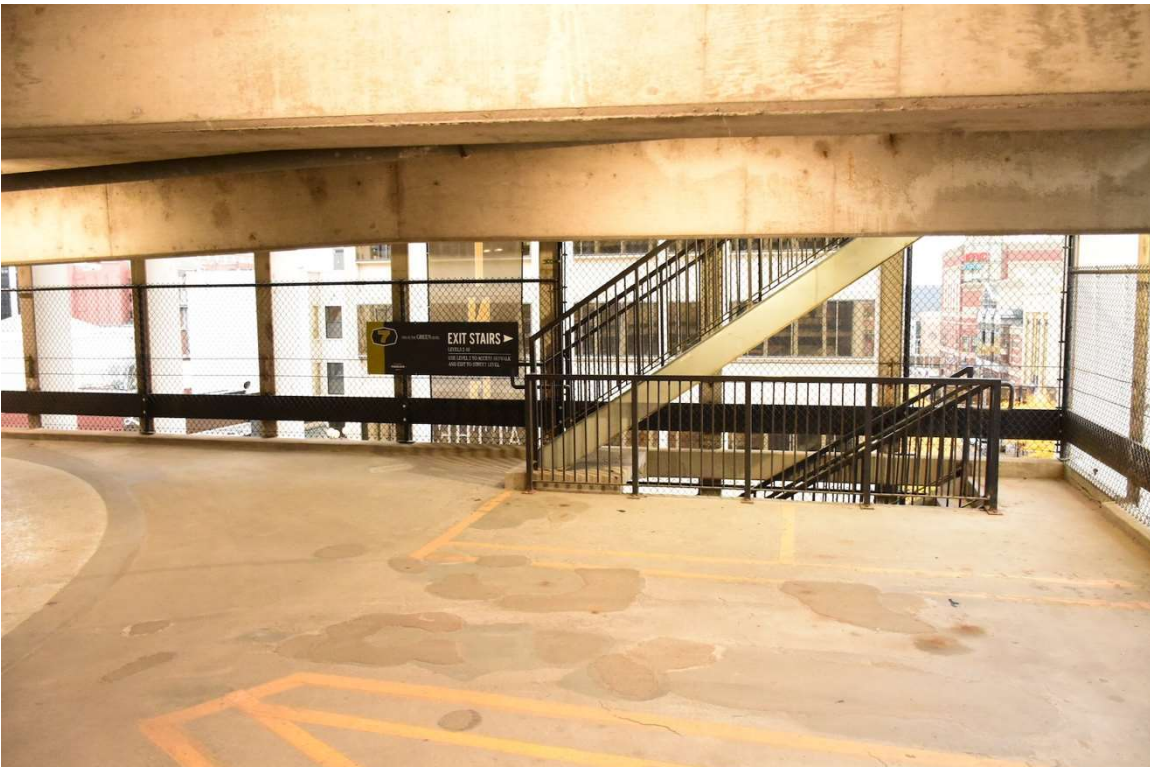
60. Orange Level 6 exit spiral floor looking south (10/2023))



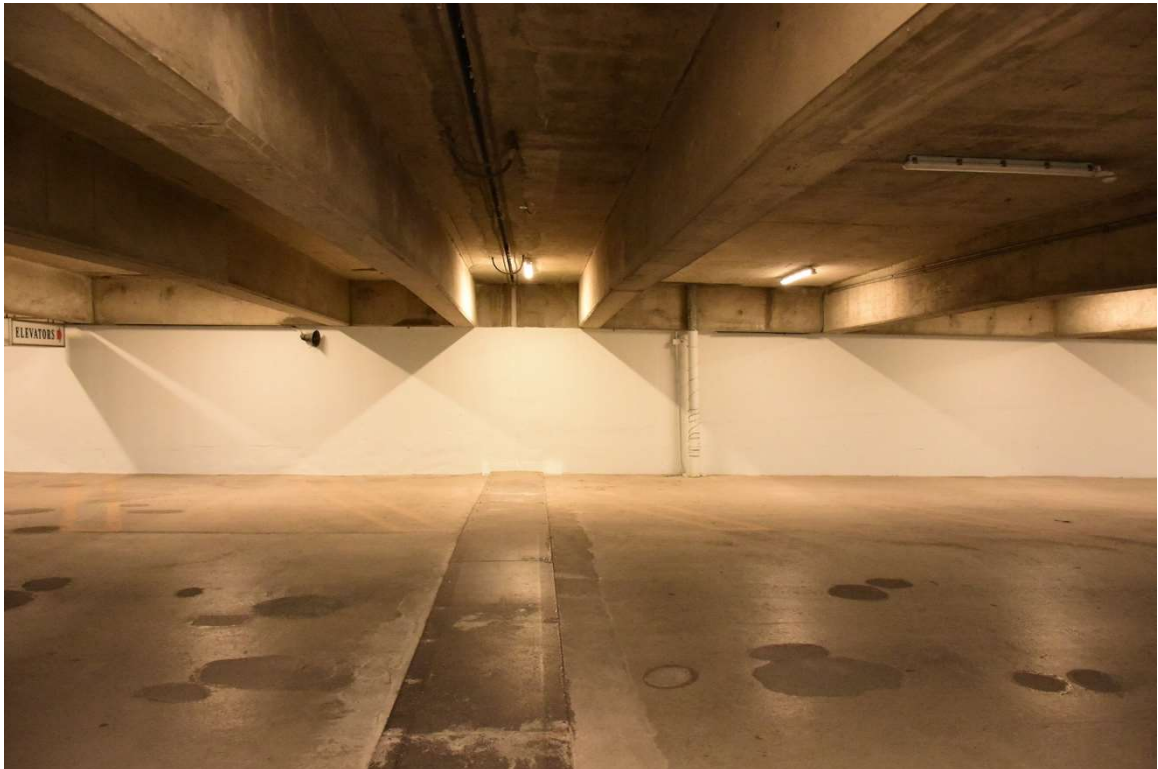
61. Spiral exit ramp floor repair, looking north (9/2023)



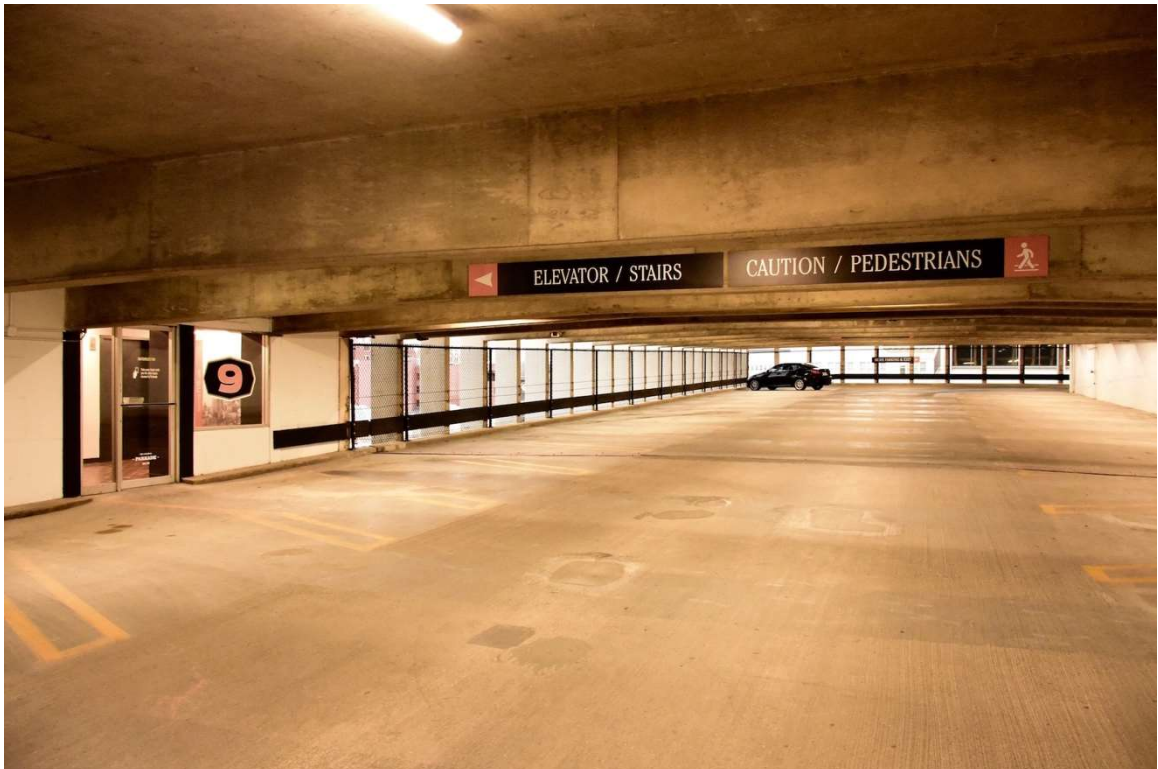
62. Green level (floor 7) building juncture-central column repair, looking south (10/2023)



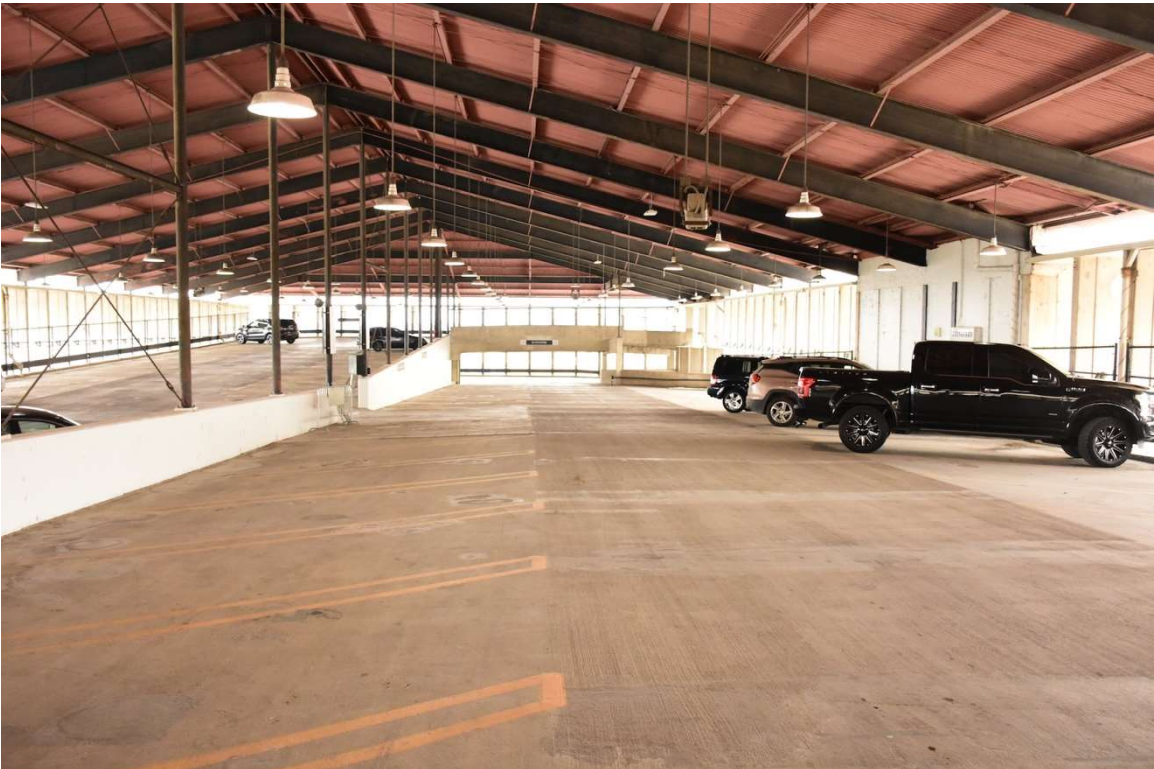
63. Green level stairs and fence, looking west (10/2023)



64. Gray level (floor 8) building juncture-central column repair, looking south (10/2023)



)
65. Pink level (floor 9) ramp floor and elevator lobby looking southwest (10/2023)



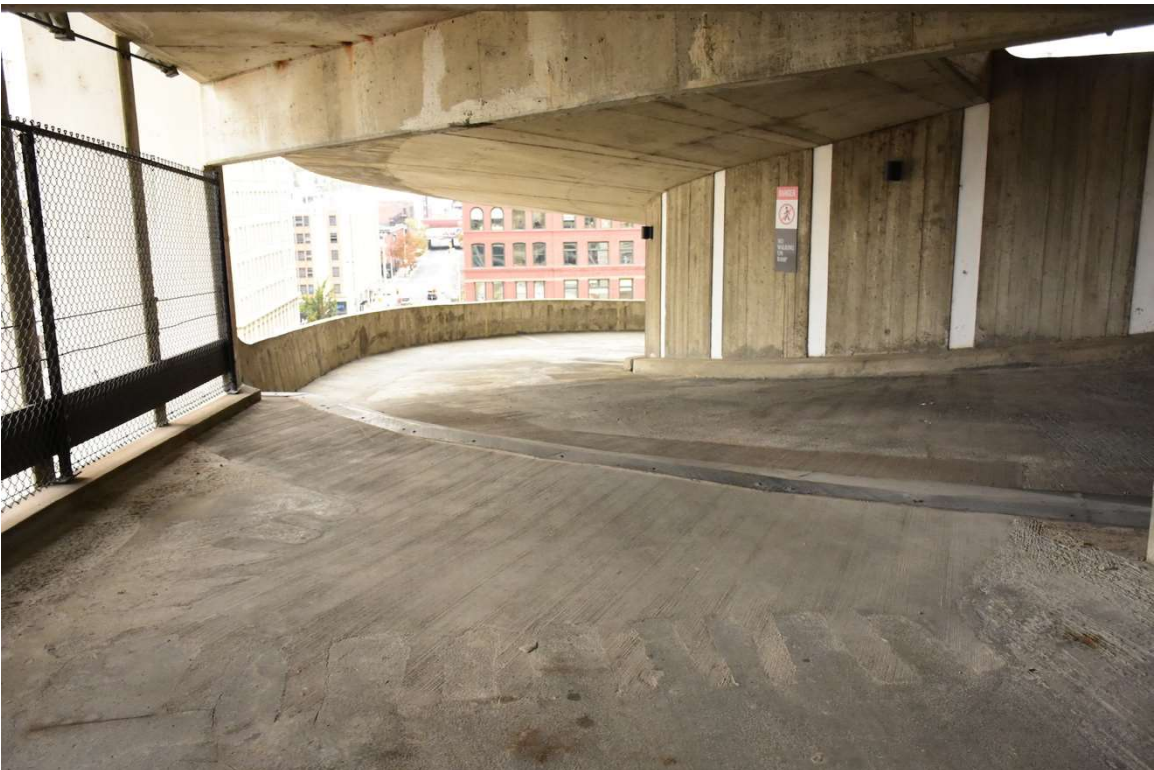
66. Top floor (yellow) showing ramps, lighting and roof structure, looking east (1/2021)



67. Yellow floor (10) north wall, looking outside toward northeast (9/2023)



68. Yellow Level (top) lower exit -rebuild juncture with spiral ramp, looking southeast (6/2022)



69. Yellow Level (top) lower exit – repaired juncture with spiral ramp, looking south (10/2023)

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1. Southwest corner, looking northeast at west and south facades (8/2023)

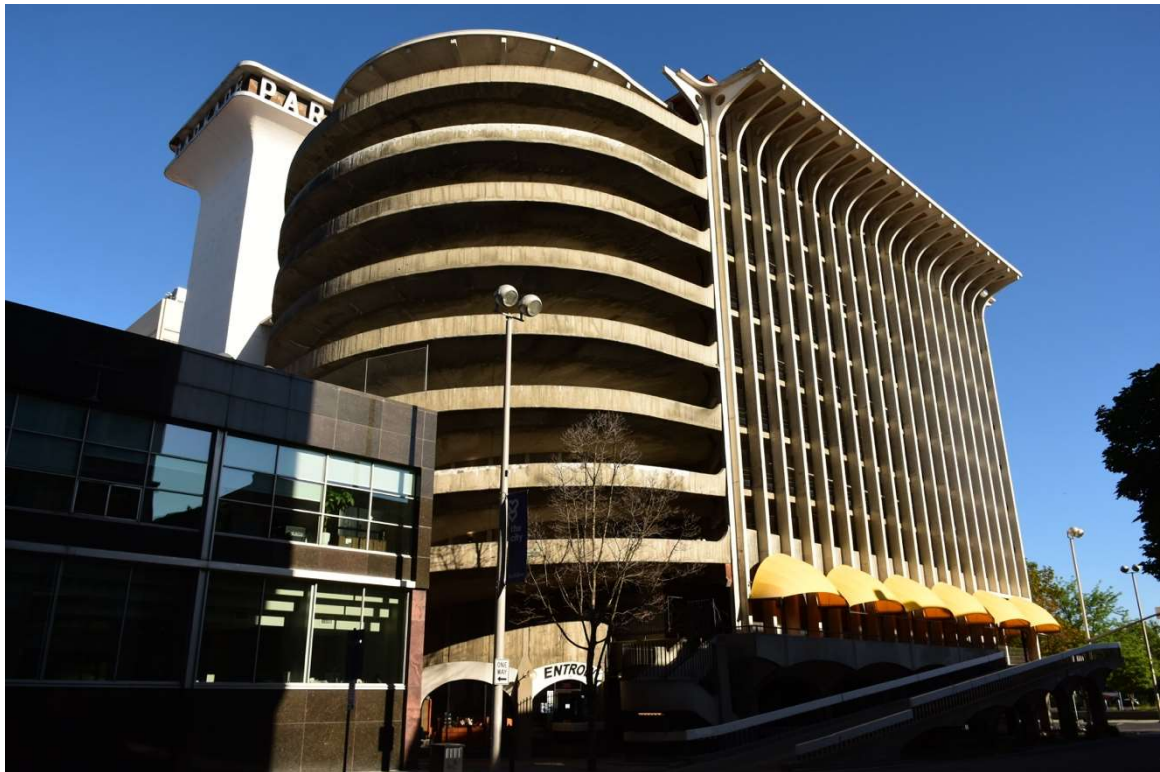


2. Northwest corner, looking southeast at west and north facades (8/2023)

Parkade Part 3
511 West Main Avenue, Spokane, WA 99201

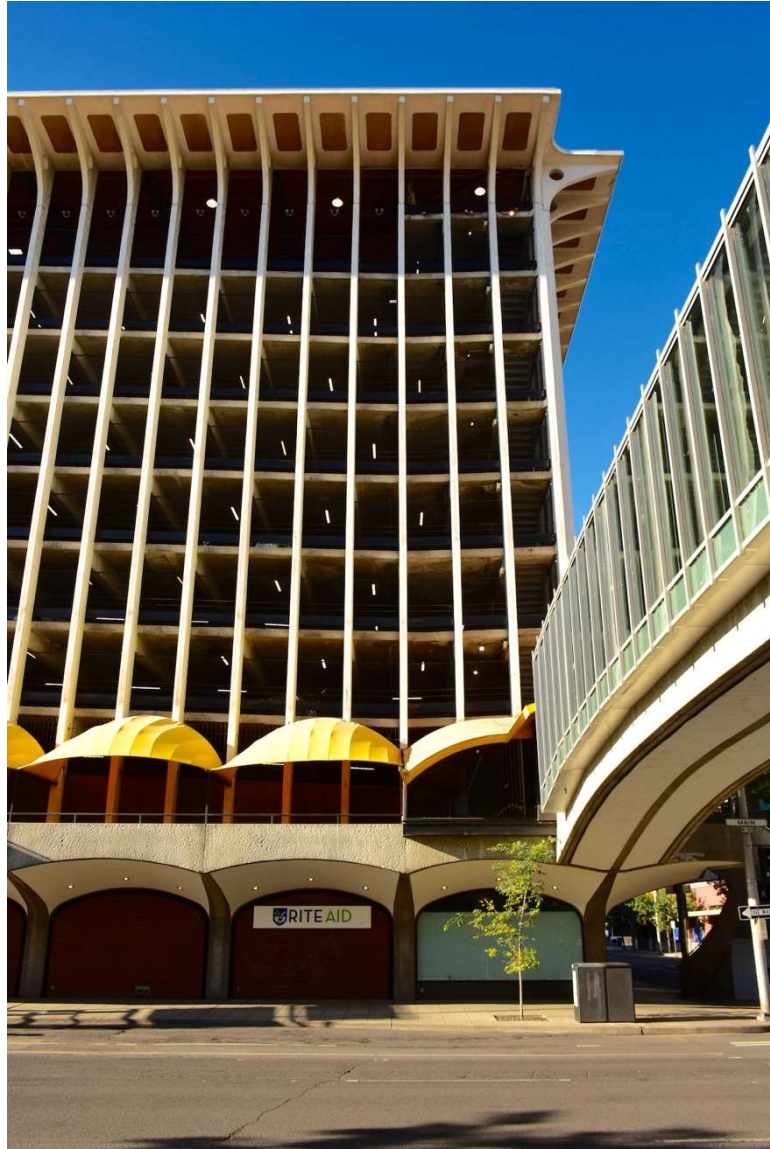


3. Northeast corner, looking southwest at east and north facades (8/2023)



4. Southeast corner, spiral exit ramp, tower, looking northwest (8/2023)

Parkade Part 3
511 West Main Avenue, Spokane, WA 99201



5. West end of north façade, skywalk across Main Avenue on west, looking south (9/2023)



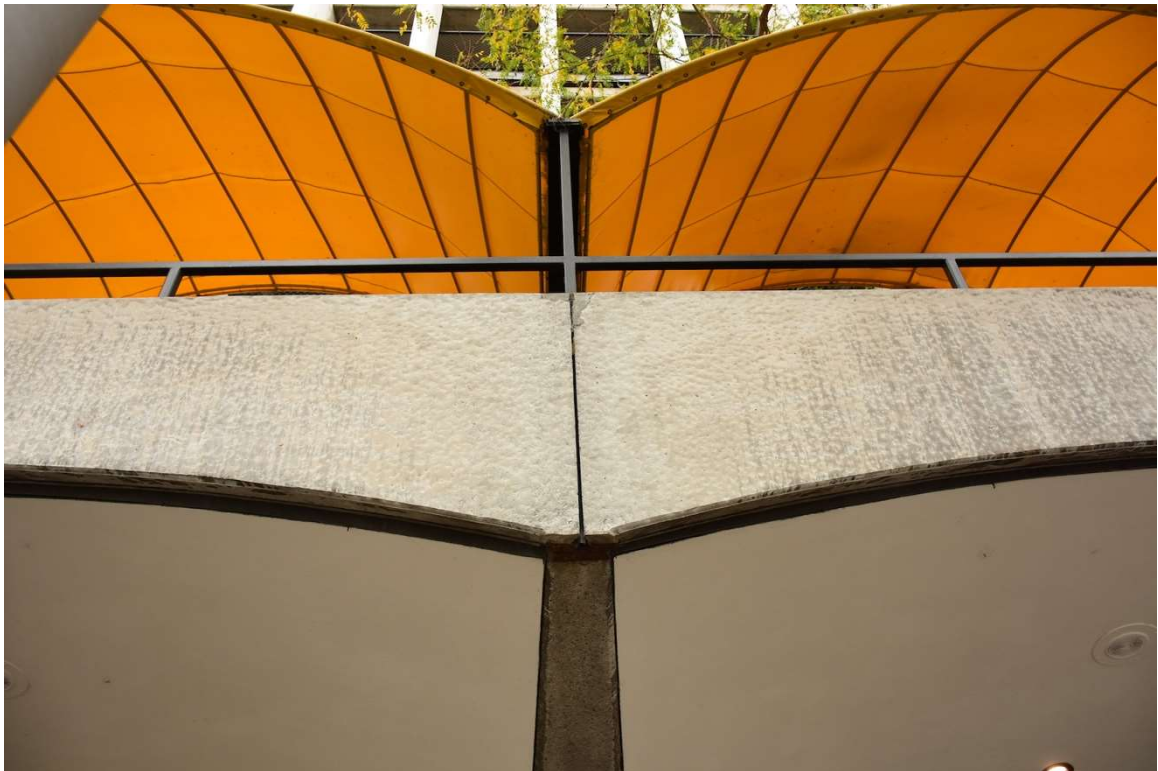
6. North facade - ramp from Main Avenue to parking garage entry, looking west (10/2023)



7. North facade, looking south at floors 2 to 10- skywalk to cornice (10/2023)



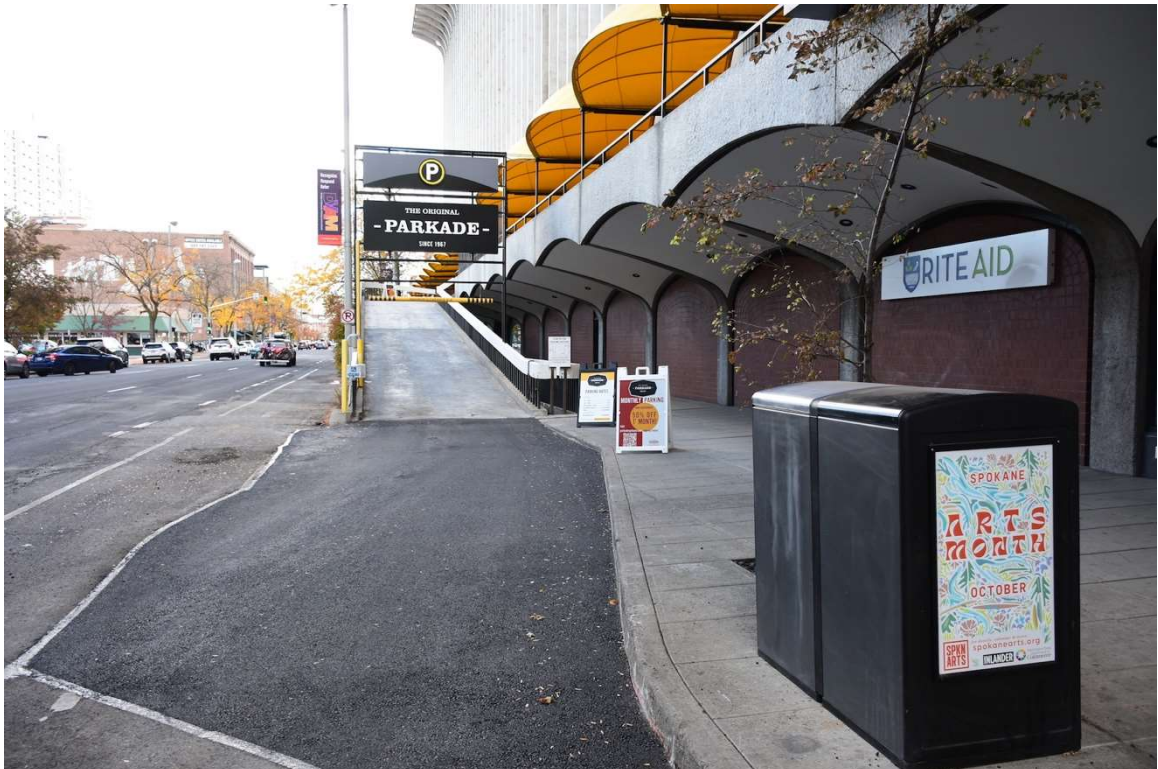
8. North facade, east of ramp, looking south at storefront and skywalk level (floor 2) (10/2023)



9. North facade skywalk panels, looking south (9/2023)



10. North facade skywalk panels, looking south (9/2023)



11. North side-Main Avenue entry ramp, looking east (10/2023)



12. East facade, floors 2-10, looking west (7/2023)



13. South facade skywalk level, looking east at elevator/stair tower and spiral ramp (9/2023)



14. Ground floor - granite base southwest corner of elevator tower (6/2023)



15. Southeast corner repair of underside of spiral exit ramp, looking east (6/2023)

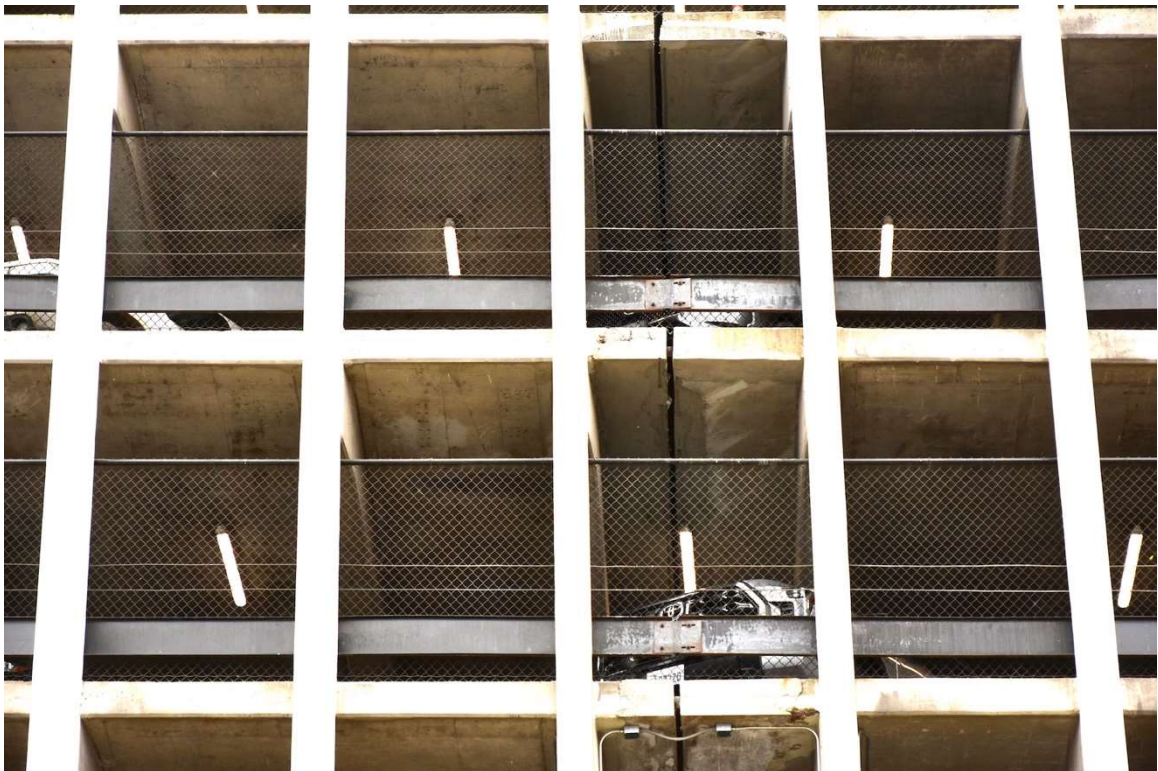


16. Elevator/stair tower – east wall, looking west at electrical conduit (9/2023)

Parkade Part 3
511 West Main Avenue, Spokane, WA 99201



17. South facade west of tower, looking north (9/2023)



18. South facade - floors 3 and 4 west of tower- ceiling repairs, looking north (9/2023)



19. Southwest corner-west façade, Rite Aid main entrance, looking northeast (10/2023)



20. Ground floor - Rite Aid Pharmacy. looking northwest 9/2023)



21. Ground floor - Rite Aid store, looking west along middle columns (10/2023)



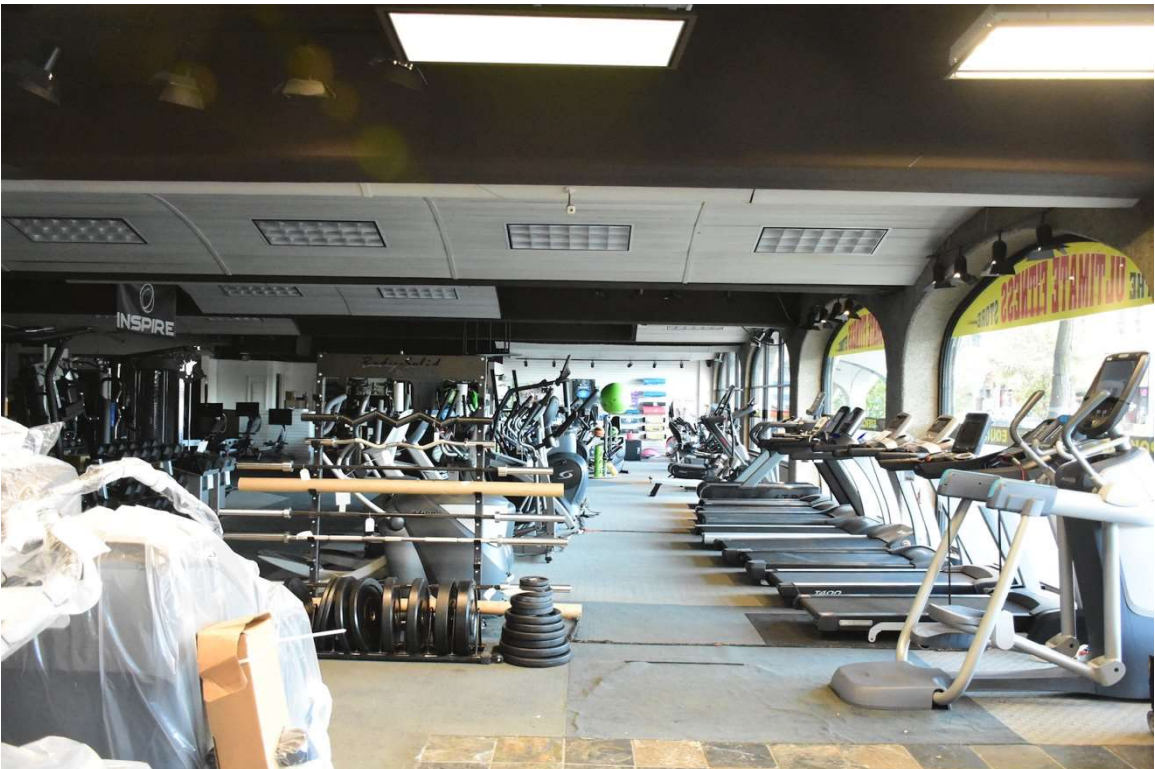
22. Ground Floor (Rite Aid) – repaired concrete beam and central column, looking north (9/2023)



23. Ground floor (Rite Aid) - central column and beam repaired (9/2023)



24. East facade- northeast corner entry to retail space, looking west (10/2023)



25. Ground floor retail in northeast corner, looking west (10/2023)



26. Ground floor - southeast corner retail shop beneath spiral ramp, looking northwest (9/2023)



27. Ground floor - Rotunda (bottom of spiral exit), looking north (10/2023)



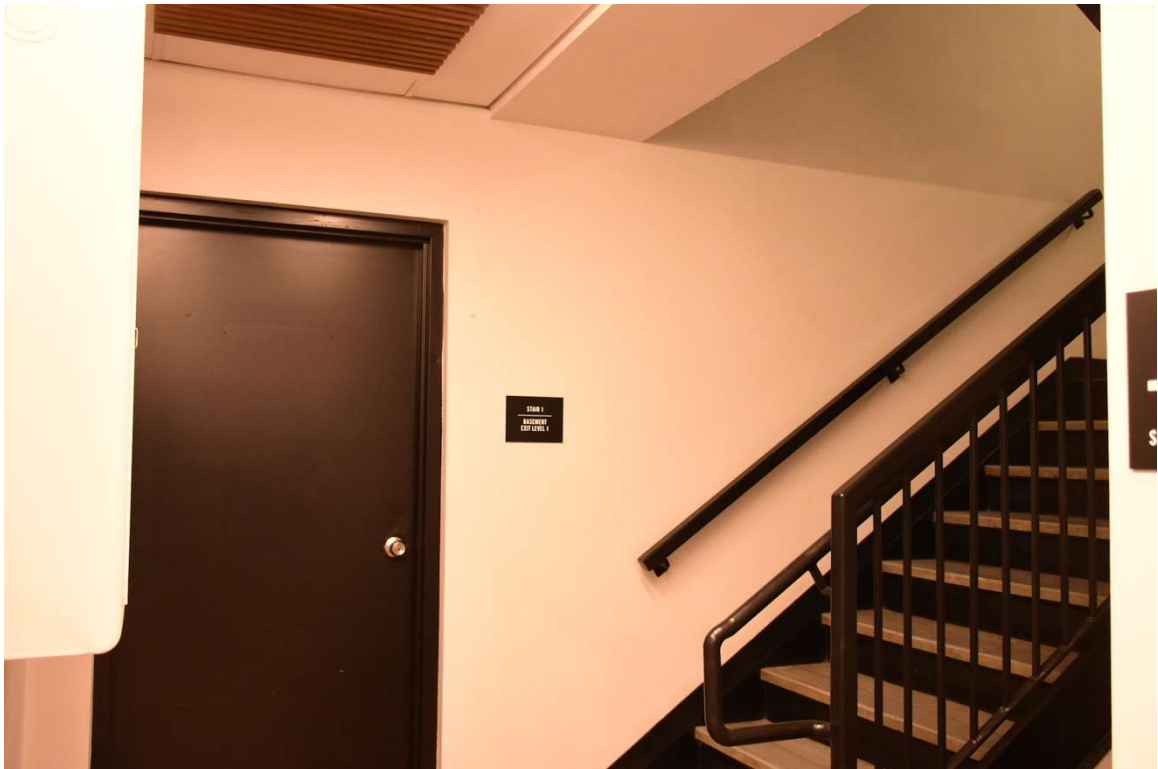
28. Ground floor - elevator/stair lobby looking east (9/2023)



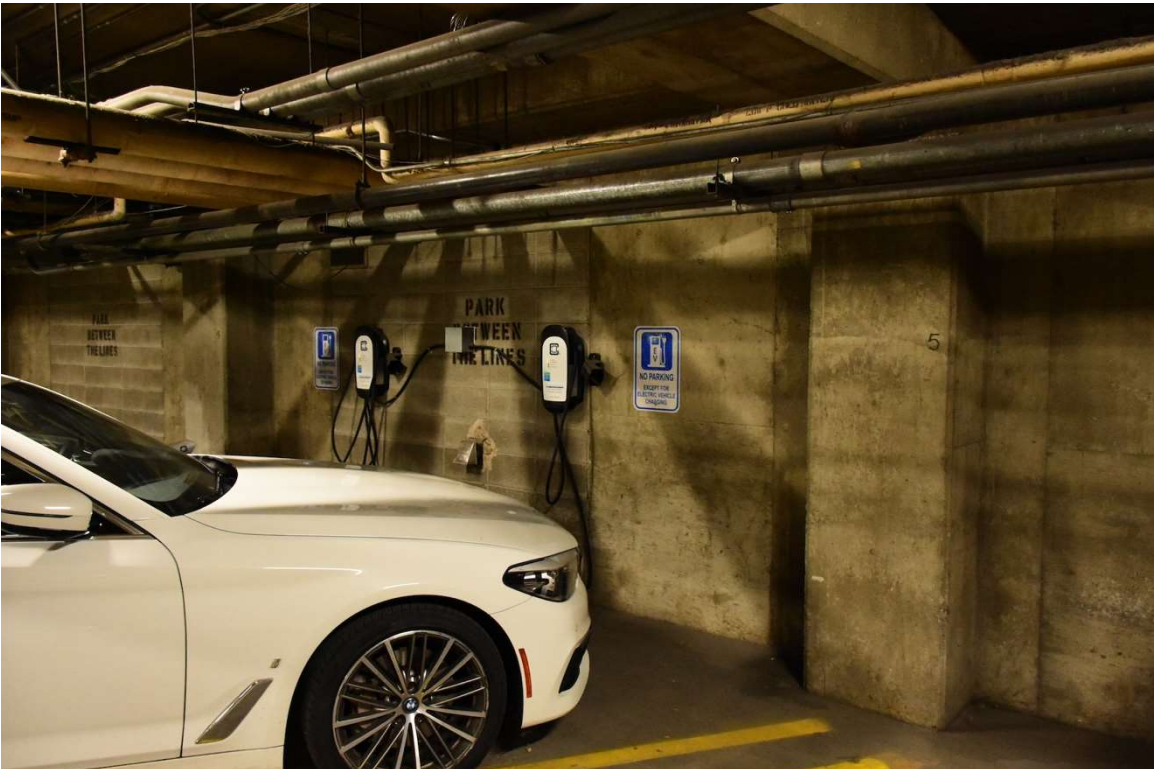
29. Ground floor - elevator/stair tower lobby, looking northwest at new graphics (19/2023)



30. Basement elevator/stair lobby – new graphics, looking west (9/2023)



31. Basement stair landing, new railings, equipment room door, looking east 9/2023)



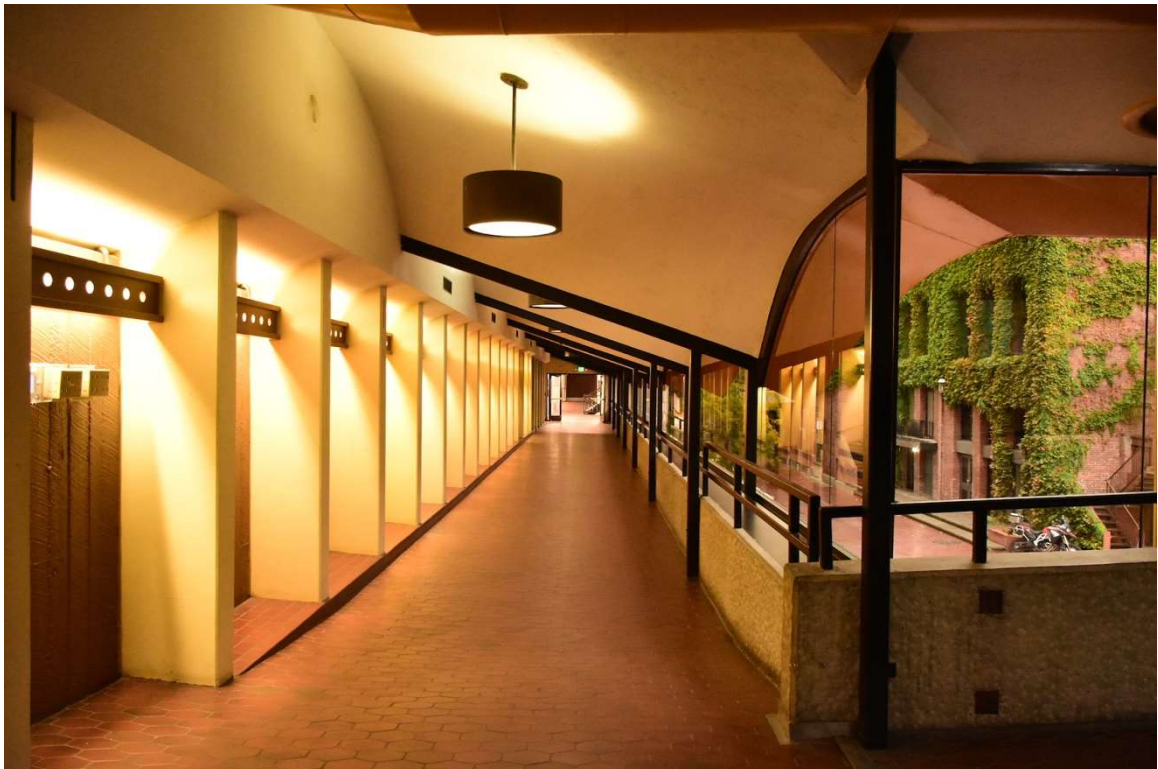
32. Basement parking garage -EV charging station, looking southeast (10/2023)



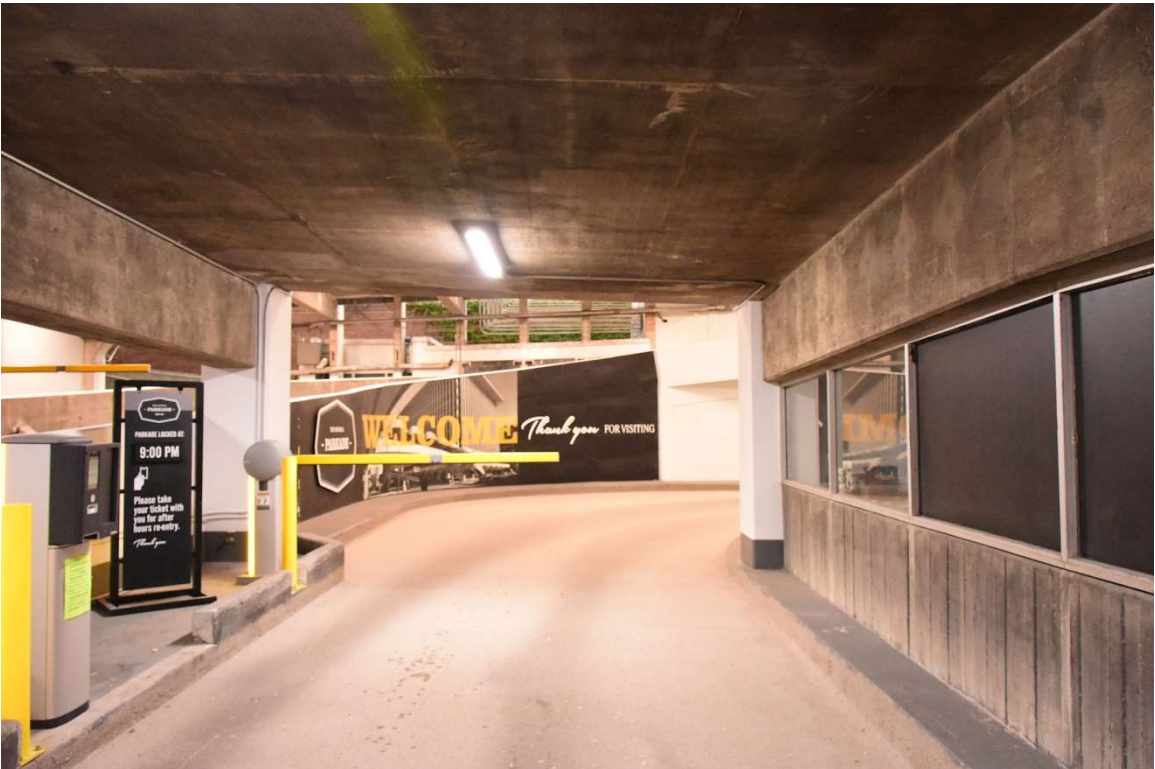
33. Basement - central column repair, looking west (10/2023)



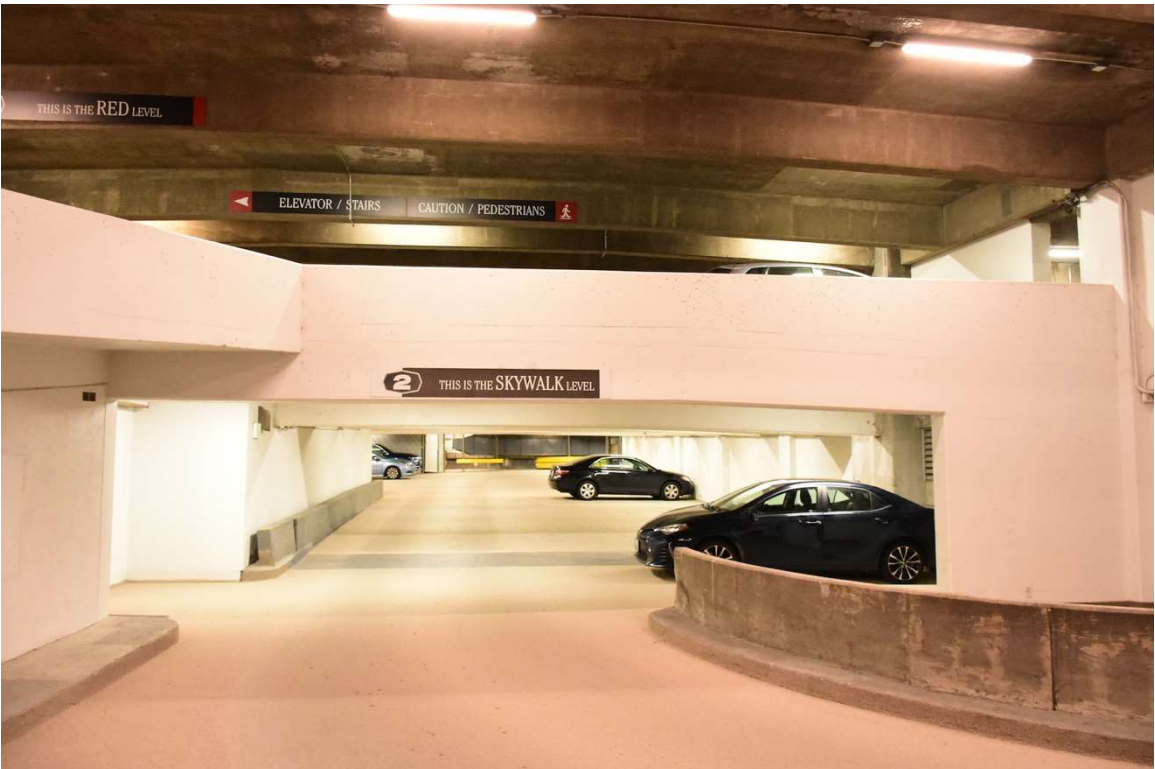
34. Skywalk level (floor 2) - elevator/stair lobby, looking west (10/2023)



35. Skywalk level along south facade, looking east toward lobby from southwest corner (10/2023)



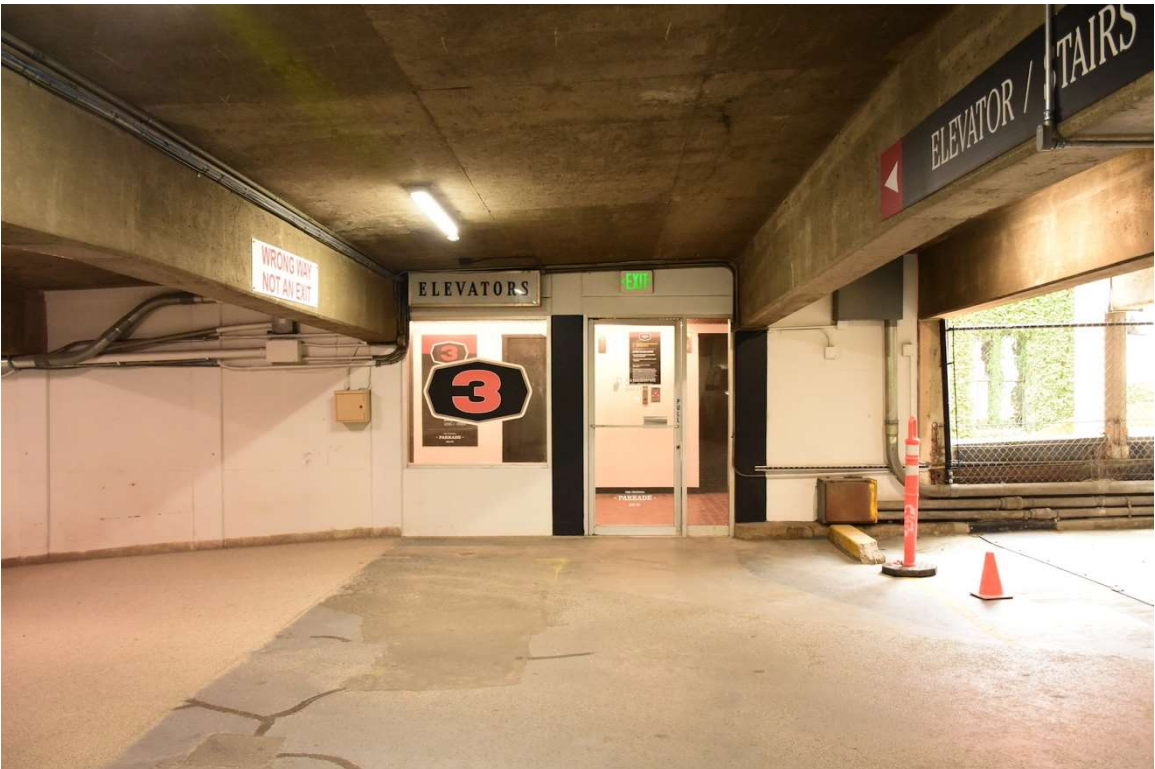
36. Skywalk level entry to parking garage red level, floor coating, looking south (10/2023)



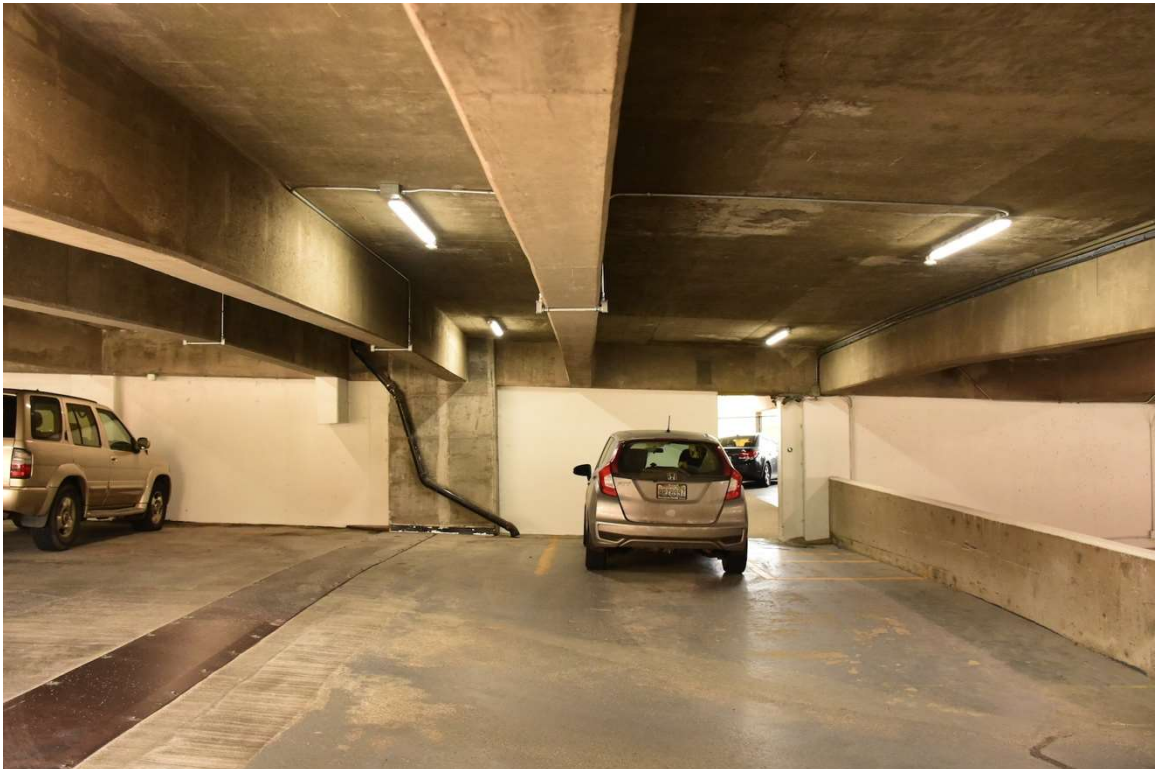
37. Skywalk level entry to Red level on south, skywalk level on north, looking west (10/2023)



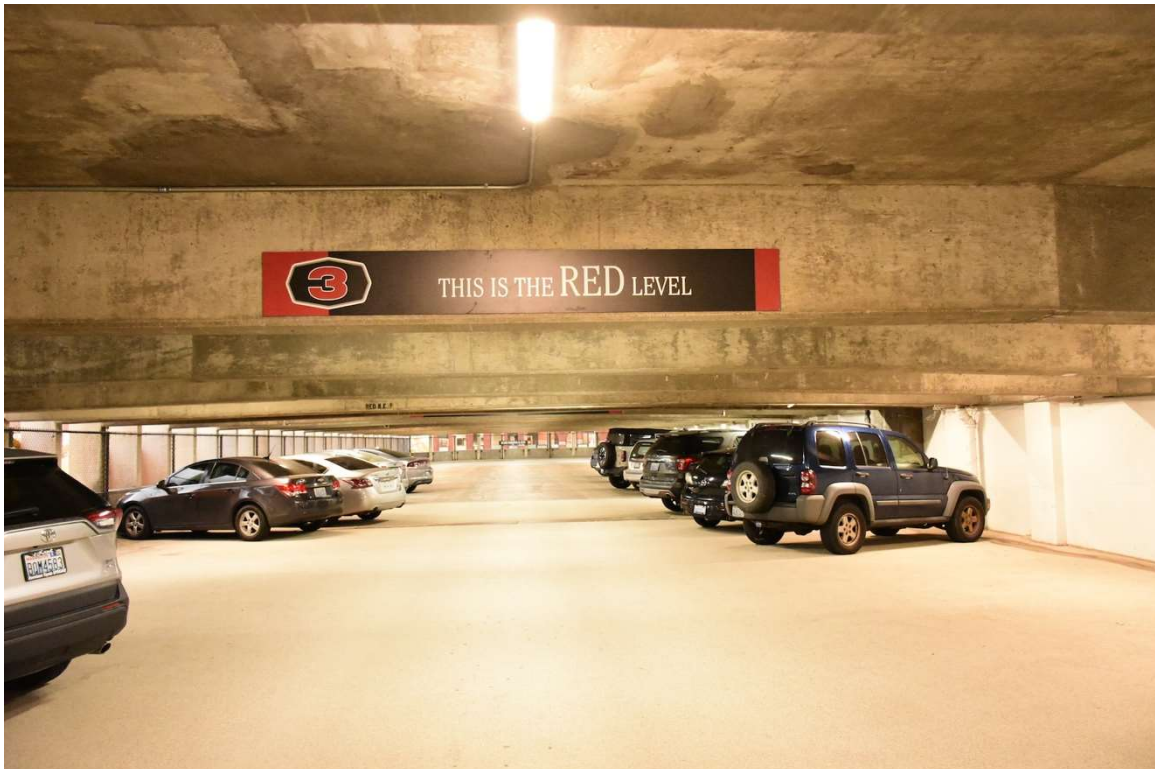
38. Red level - elevator/stair lobby – new graphics, typical, looking west (9/2023)



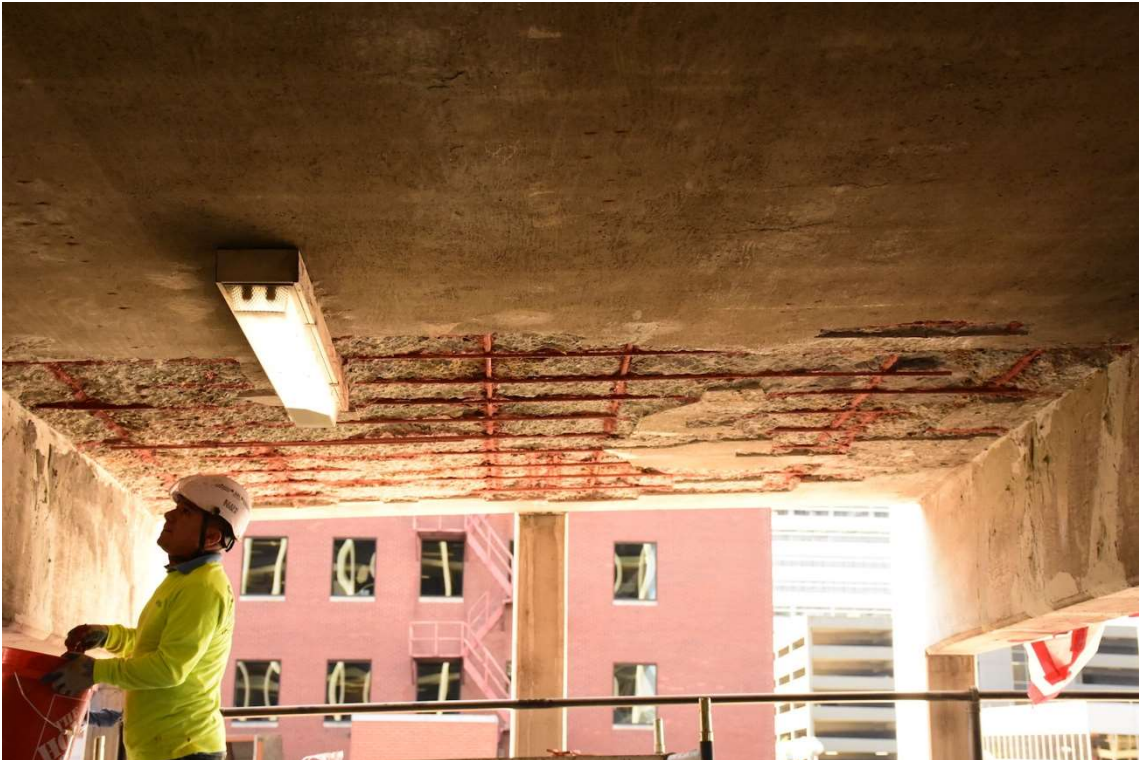
39. Red level, looking south across ramp to elevator/stair lobby (10/2023)



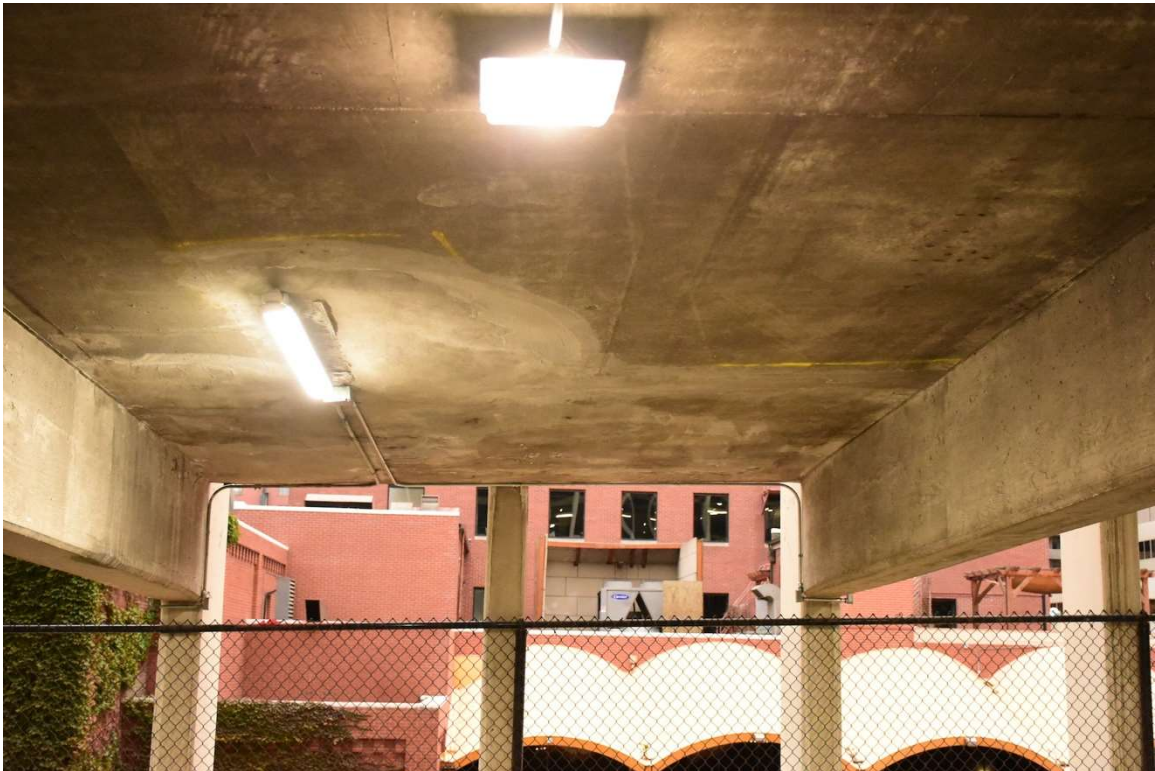
40. Red Level south side ramp – central column rebuild (10/2023)



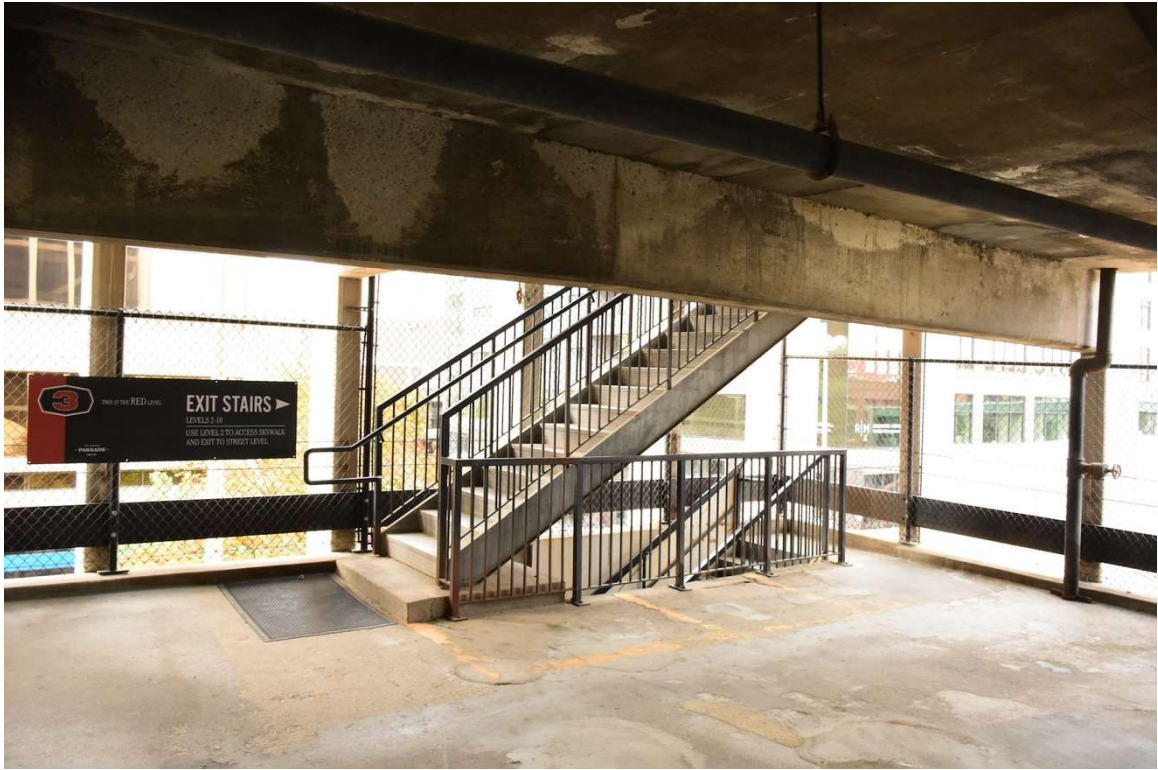
41. Red level (floor 3)- ramp deck drive lane and stalls, looking west (10/2023)



42. Red Level ceiling repair, treated rebar, looking south (9/2021)



43. Red level ceiling (bottom of ramp) – ceiling repair, looking south (9/2023)



44. Red level northwest corner stairs, looking north (10/2023)



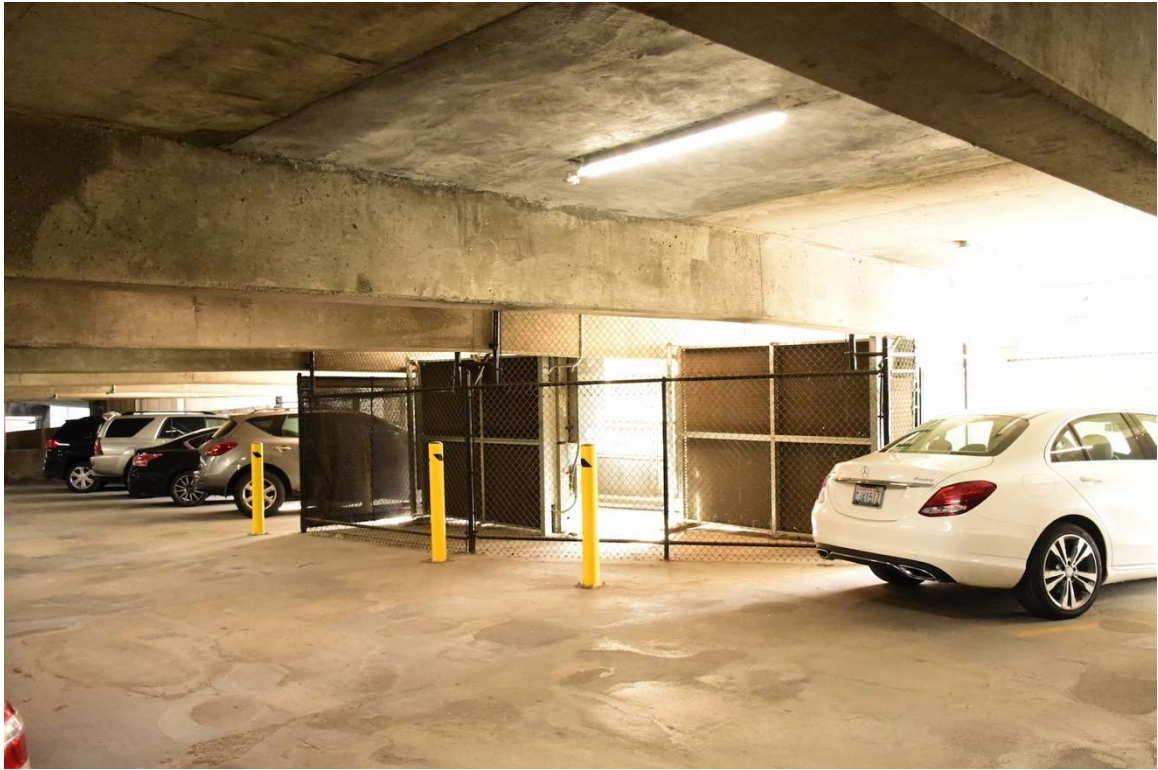
45. Red level - northwest corner stairs replaced, fence installed, looking west (9/2021)



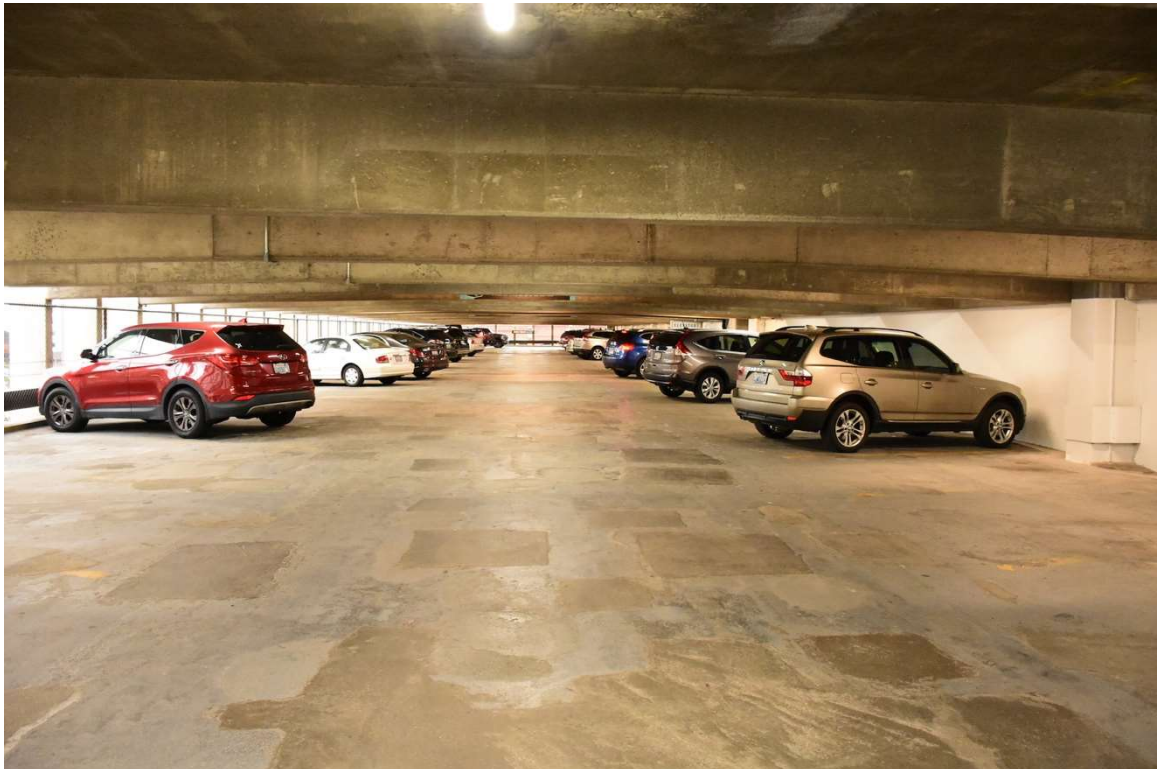
46. Elevator/stair tower – stairs at blue level (level 4) landing looking south (10/2023)



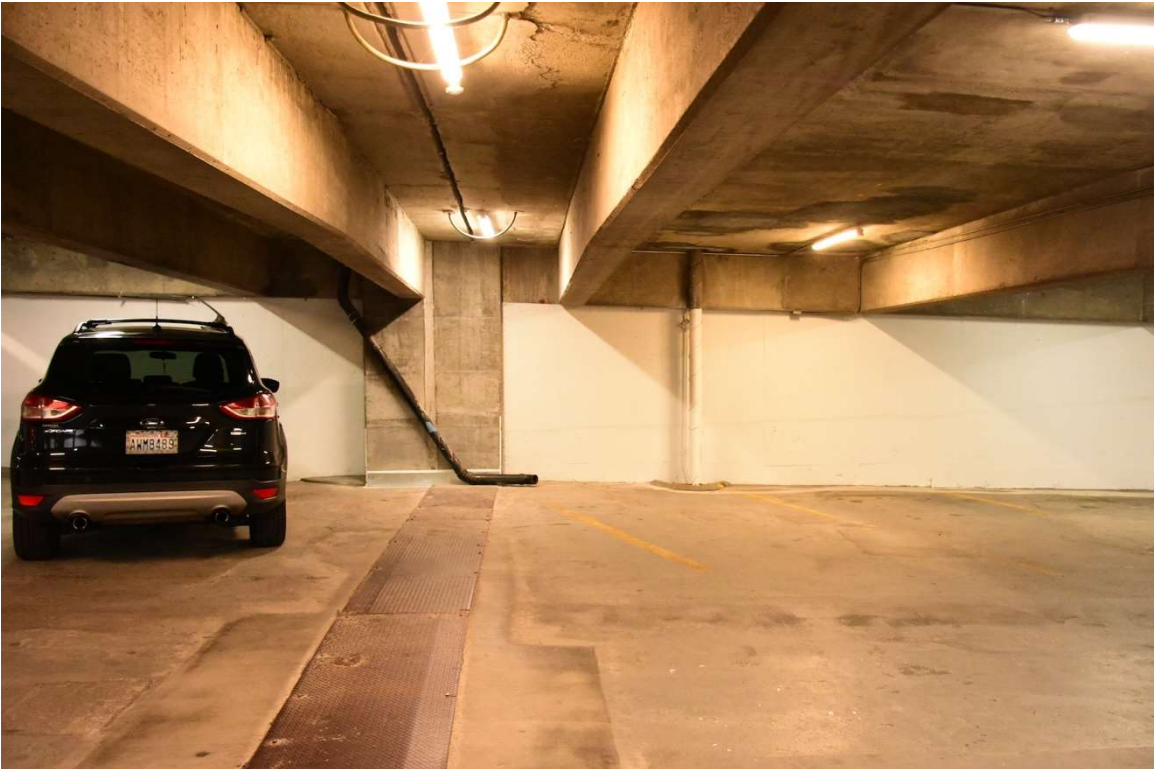
47. Blue level entry to elevator lobby and EV charging station, looking south (10/2023)



48. Blue level - new HVAC equipment, looking southeast (10/2023)



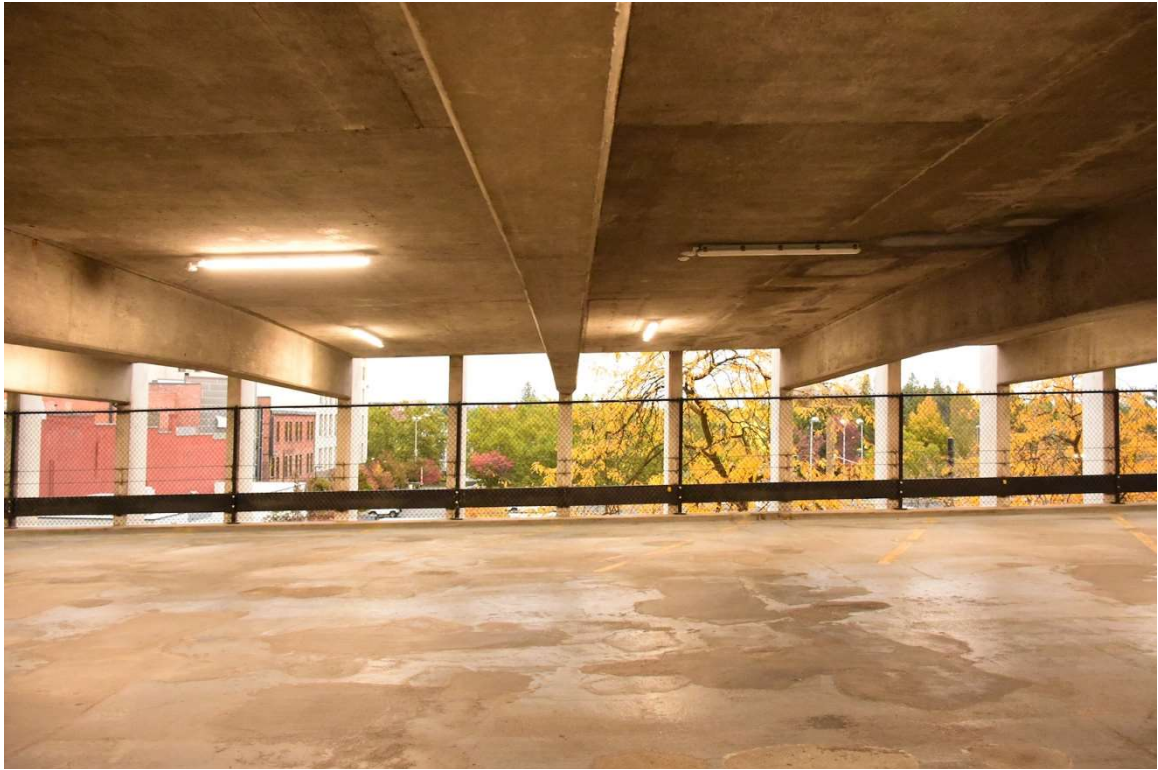
49. Blue level (floor 4) ramp floor repair, looking east (10/2023)



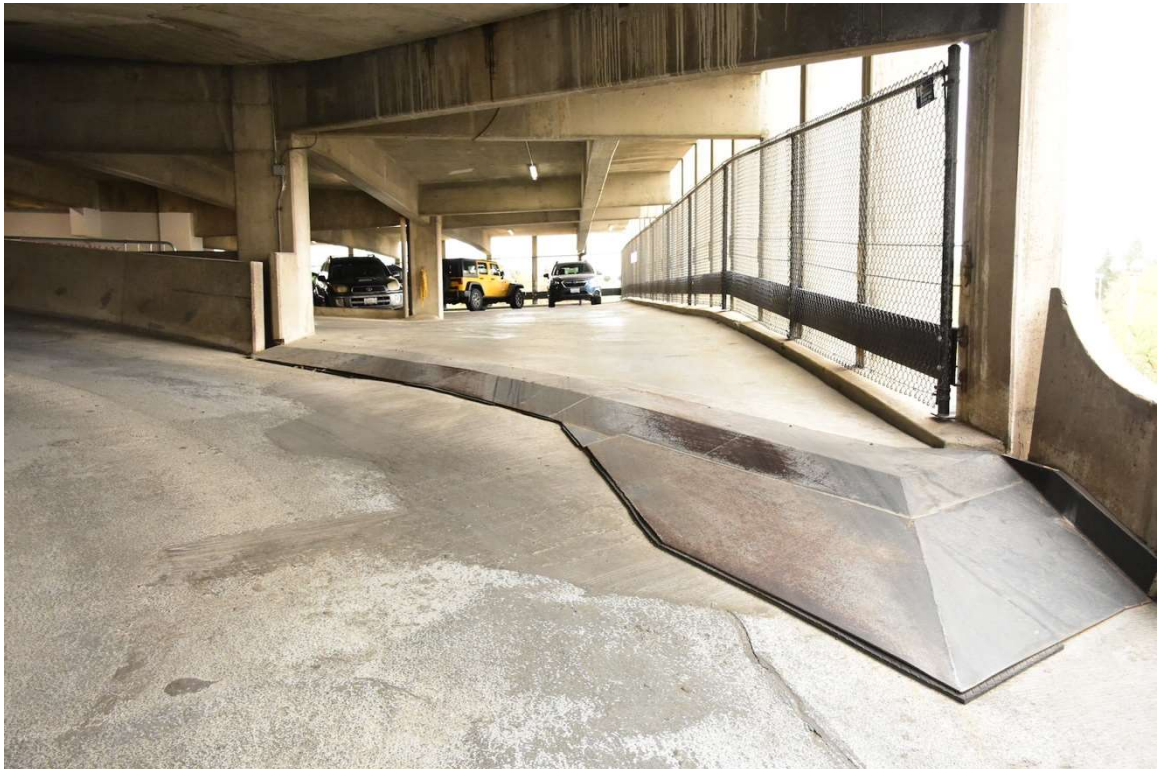
50. Blue level central column rebuild, looking south (10/2023)



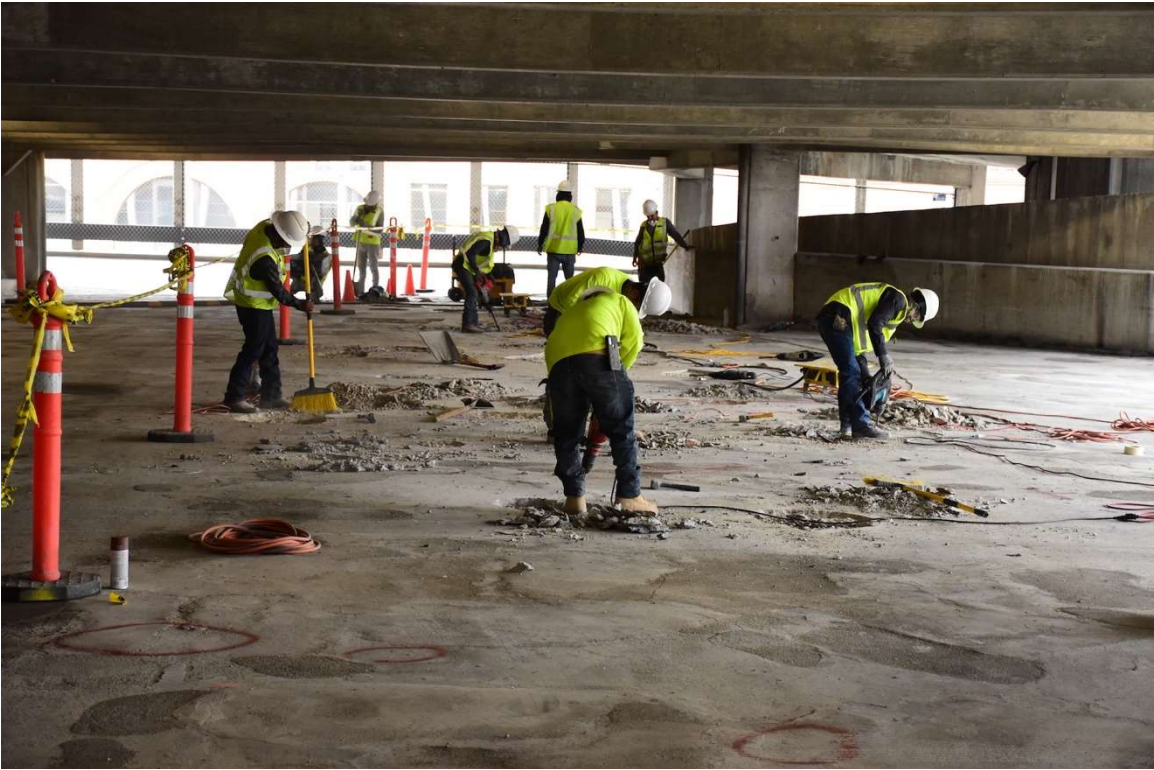
51. Blue level ceiling repair and new light fixture, looking north (10/2023)



52. Blue level, looking north at floor, ceiling and fence (10/2023)



53. Brown level (floor 5) - juncture of exit spiral and garage ramp, looking north (9/2023)



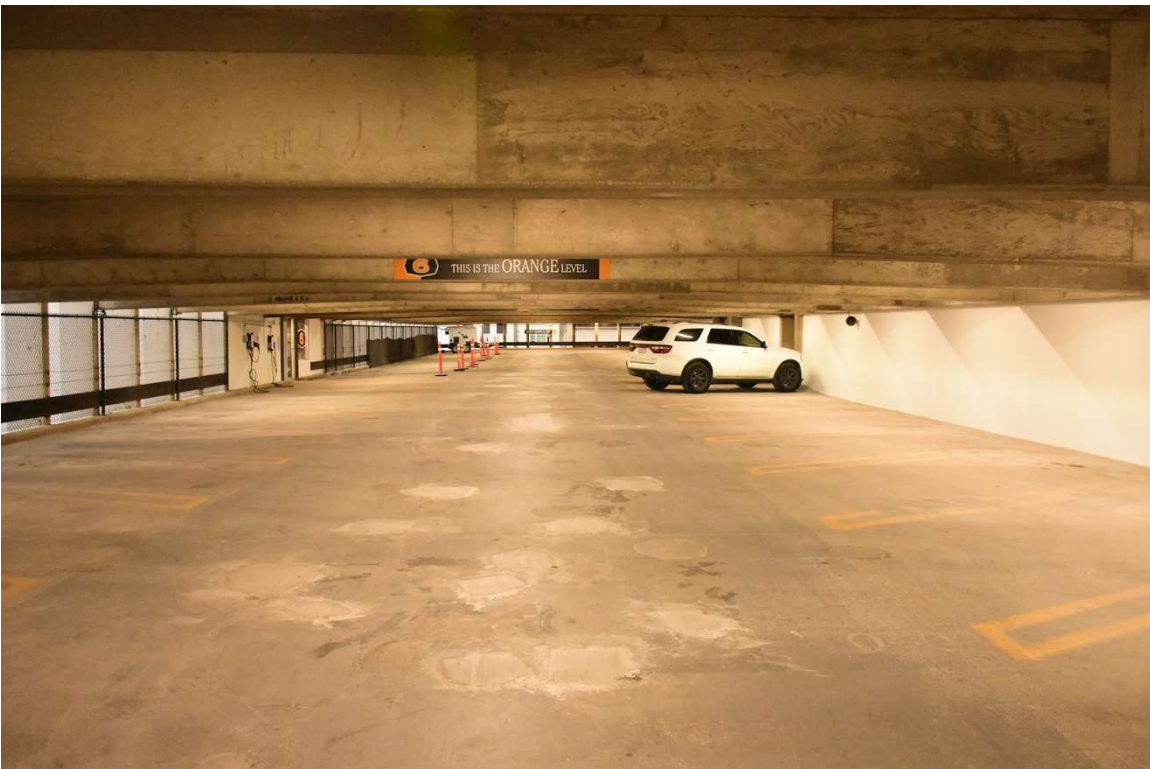
54. Brown level (floor 5), ramp floor repair in process, looking east (6/2022)



55. Brown level (floor 5) - floor repaired, looking west (9/2023)



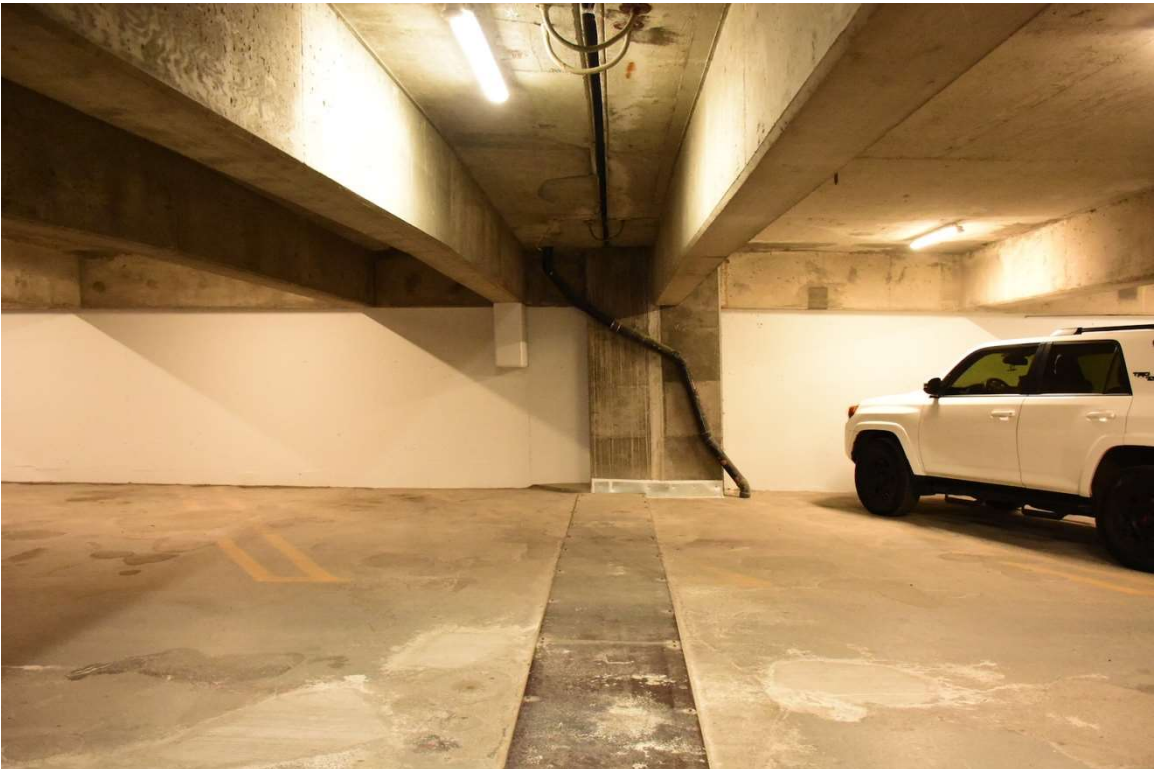
56. Brown level (floor 5) central column rebuild, looking north (10/2023)



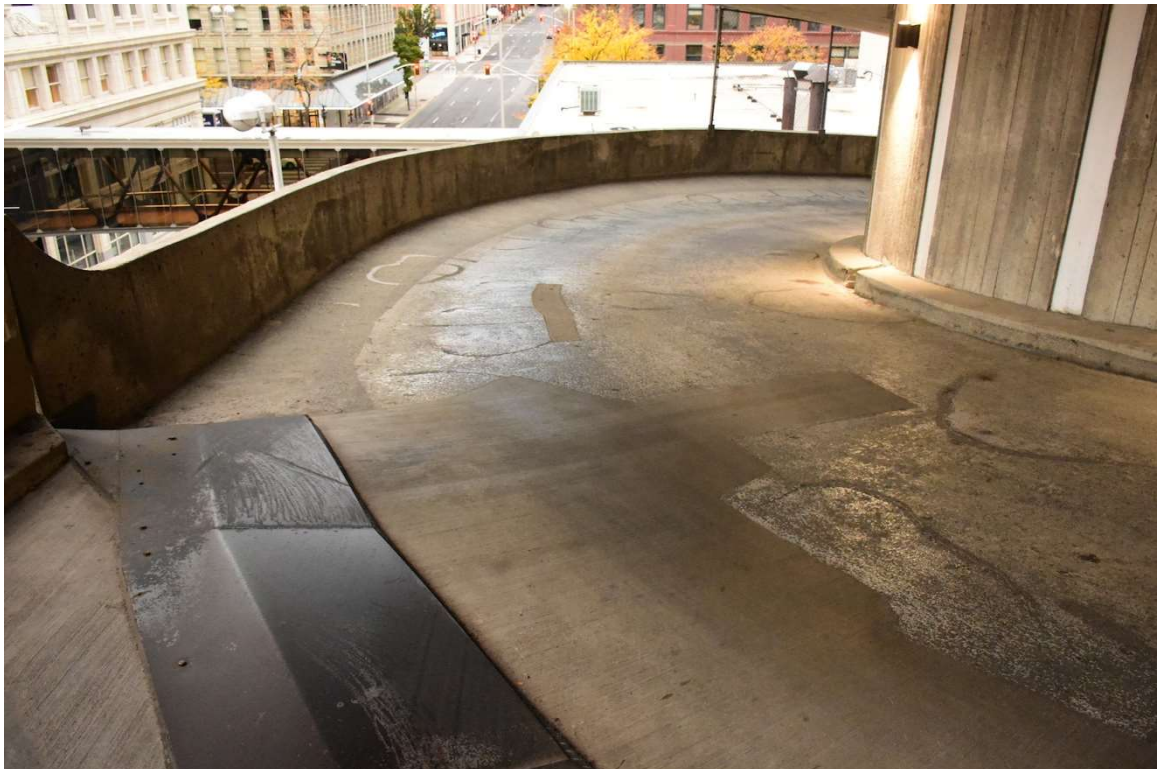
57. Orange level (floor 6) floor repairs, looking west (10/2023)



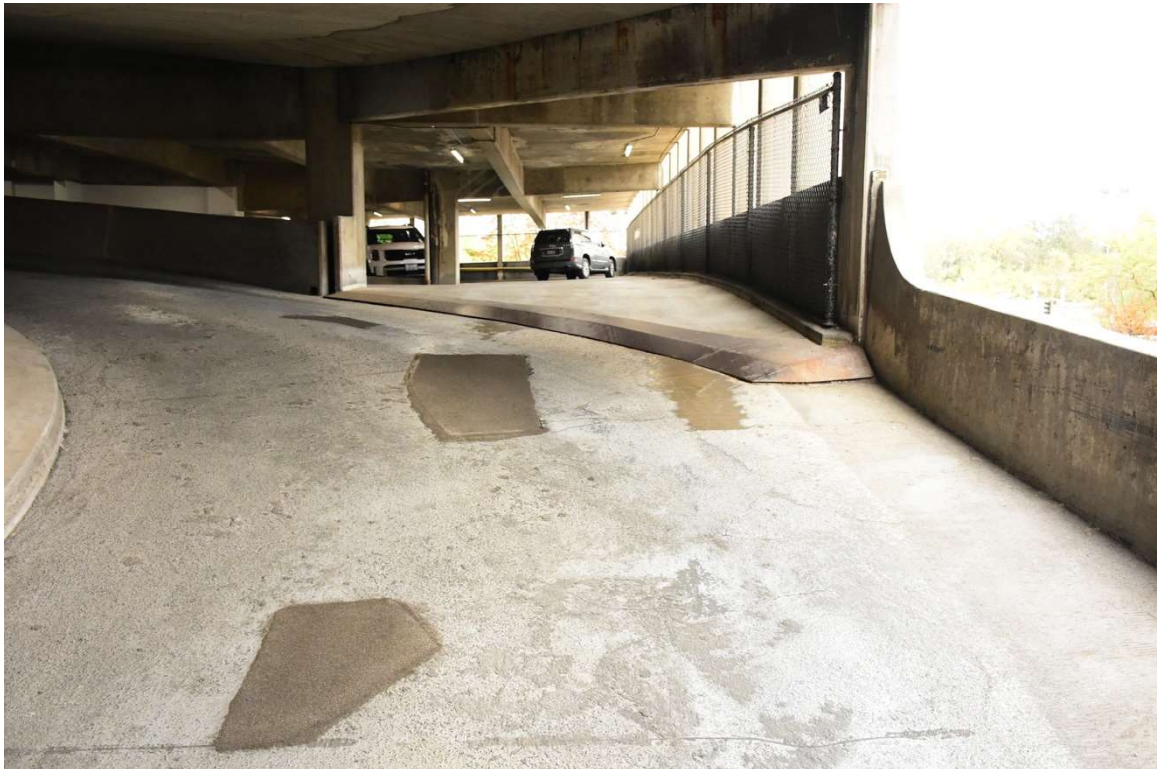
58. Orange level – EV charging stations, elevator lobby, looking south (10/2023)



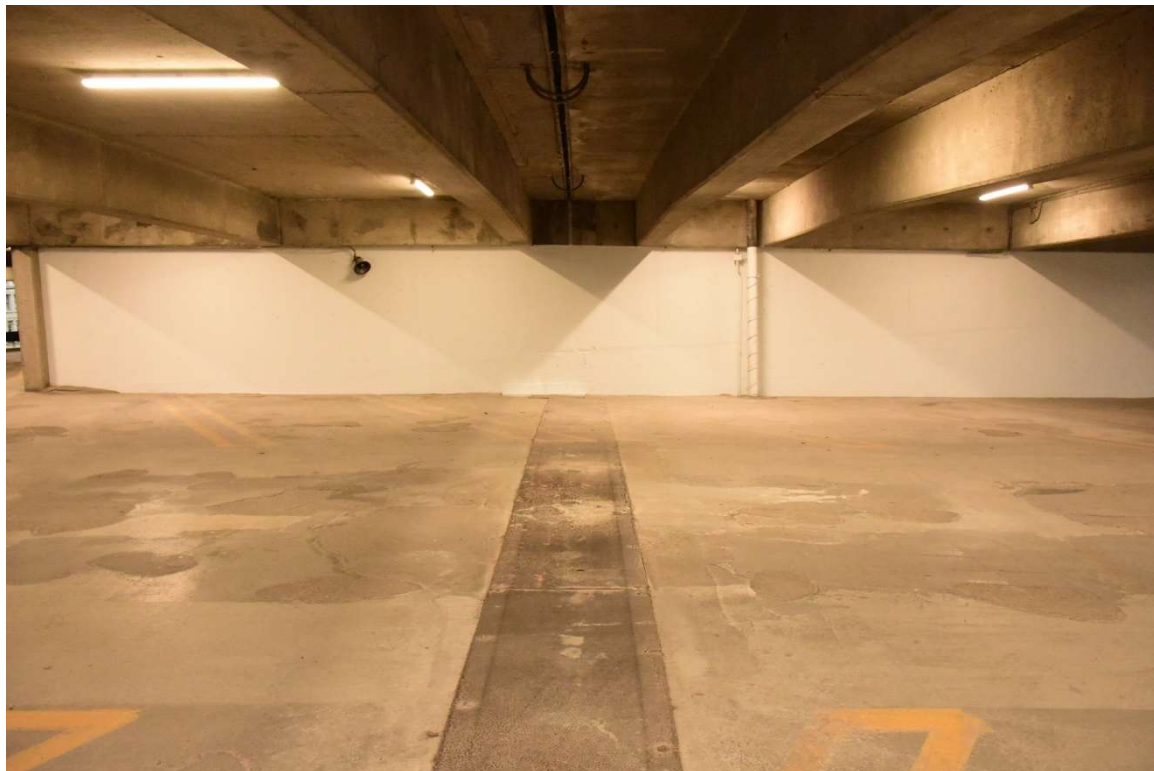
59. Orange level - central column rebuild, looking north (10/2023)



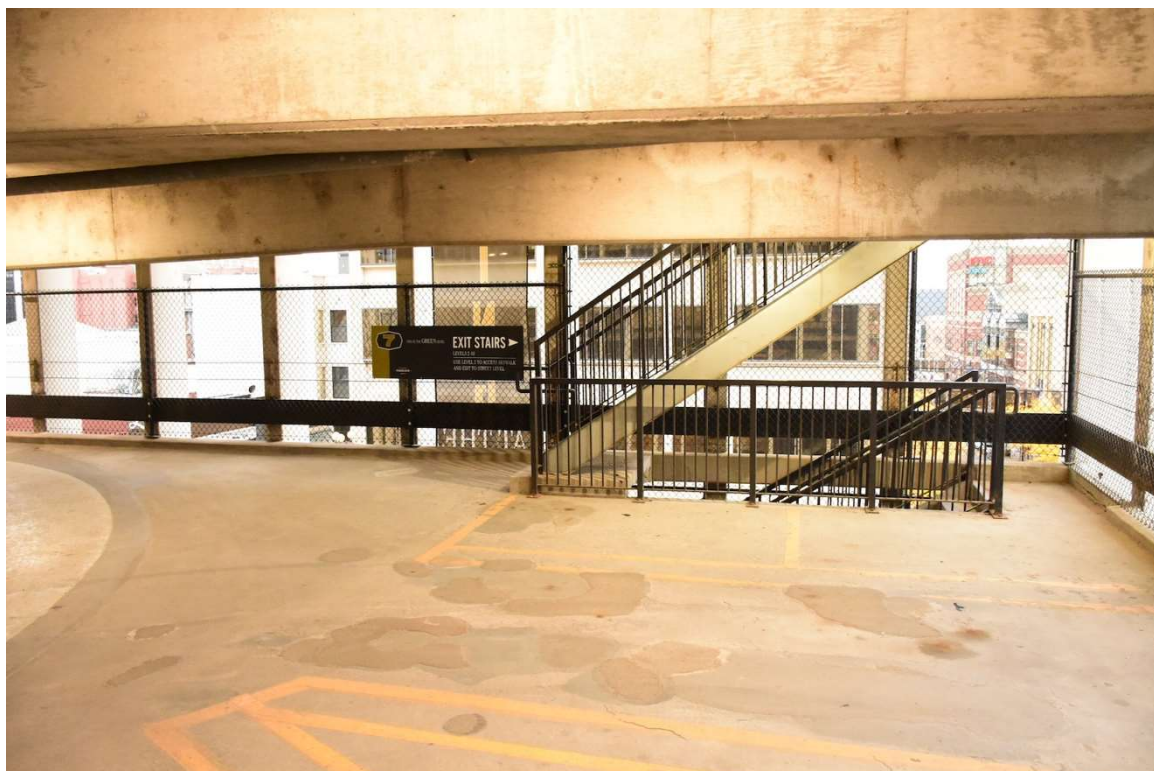
60. Orange Level 6 exit spiral floor looking south (10/2023))



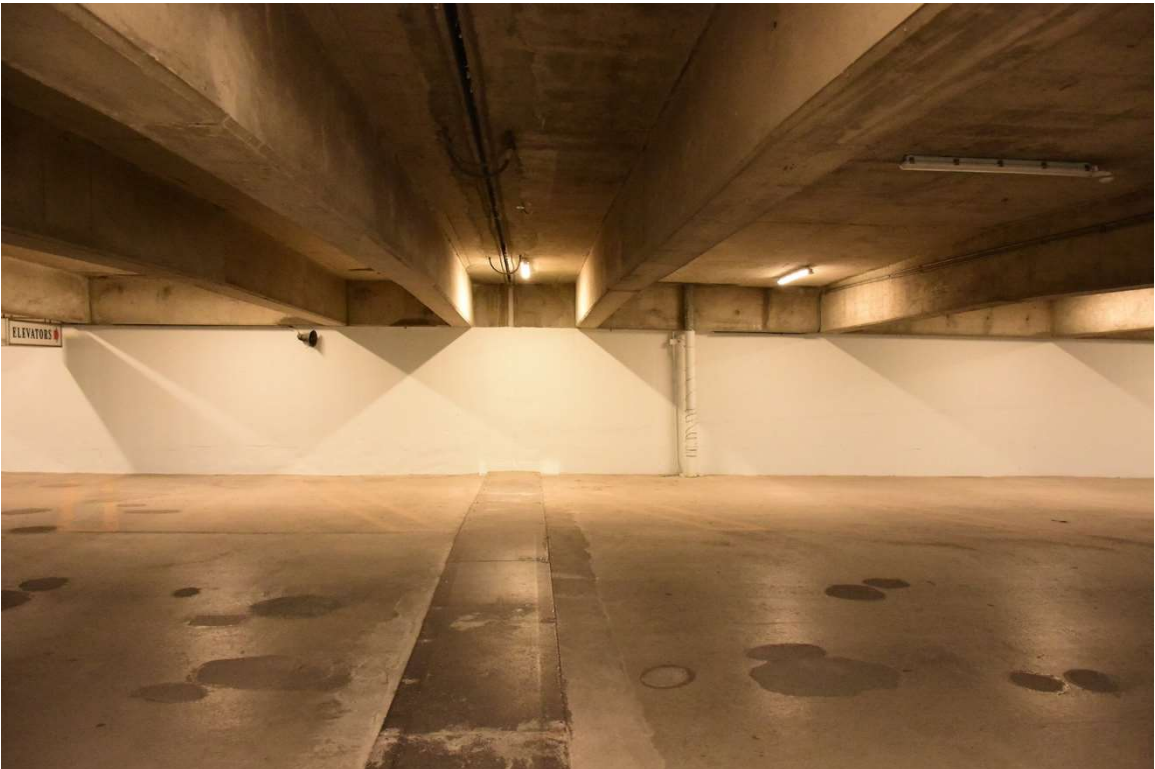
61. Spiral exit ramp floor repair, looking north (9/2023)



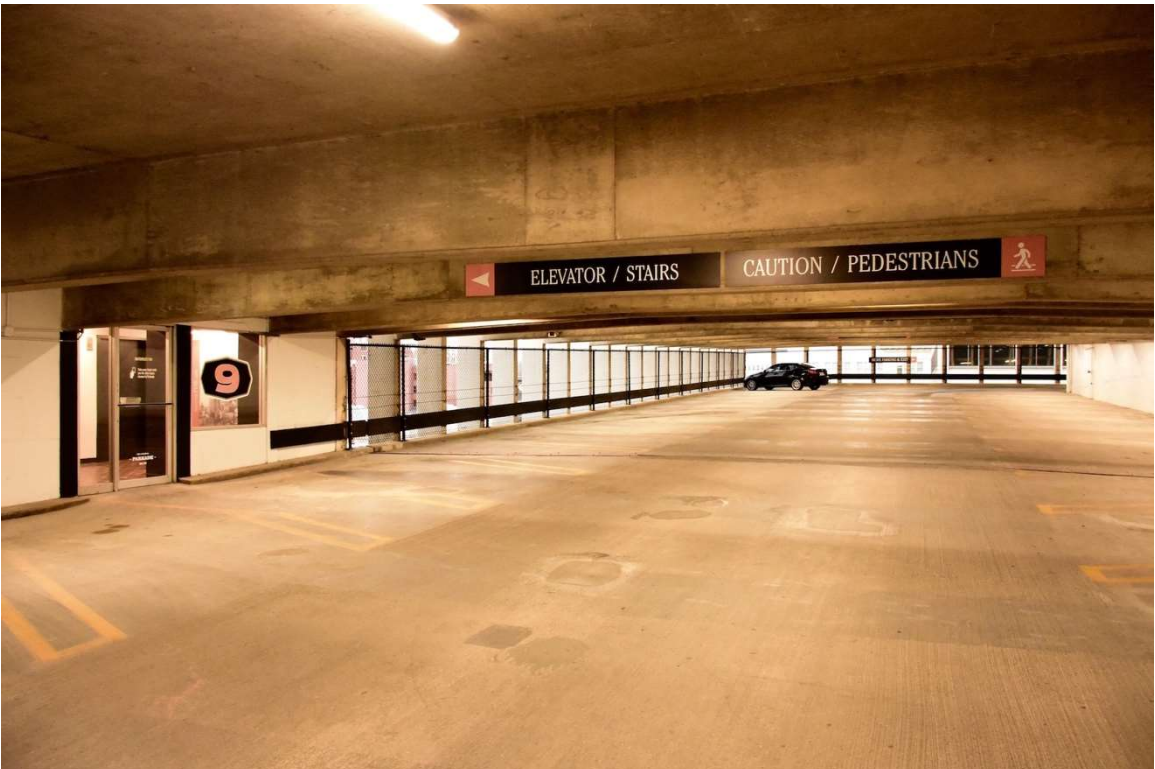
62. Green level (floor 7) building juncture-central column repair, looking south (10/2023)



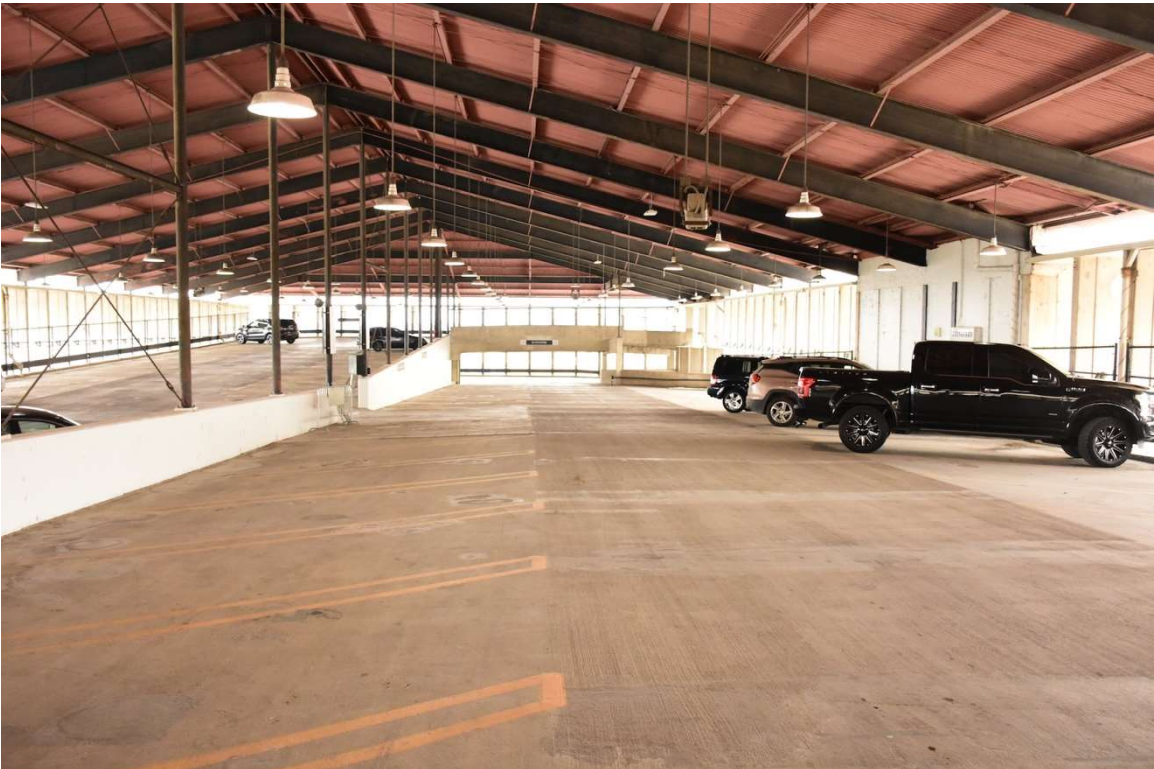
63. Green level stairs and fence, looking west (10/2023)



64. Gray level (floor 8) building juncture-central column repair, looking south (10/2023)



65. Pink level (floor 9) ramp floor and elevator lobby looking southwest (10/2023)



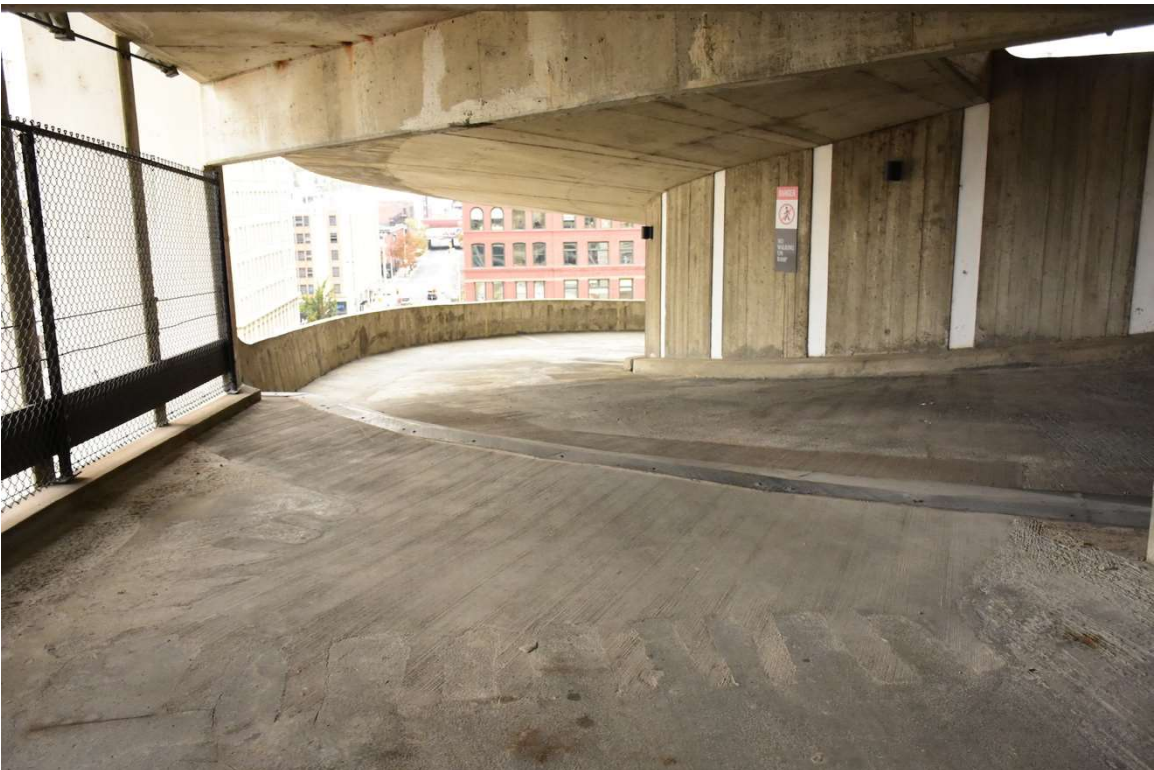
66. Top floor (yellow) showing ramps, lighting and roof structure, looking east (1/2021)



67. Yellow floor (10) north wall, looking outside toward northeast (9/2023)



68. Yellow Level (top) lower exit -rebuild juncture with spiral ramp, looking southeast (6/2022)



69. Yellow Level (top) lower exit – repaired juncture with spiral ramp, looking south (10/2023)

Invoices

DRAW 5

Submitted: 9/13/2021

Date	Payee	Ref	Memo	DR.
08/31/21	Baker Construction	Baker 6	Sixth billing	21,201.86
08/31/21	Baker Sales Tax	Baker 6 - Tax	Sales tax	2,008.60
08/24/21	BKB / Paragon	BKB 5	Fifth billing	933,788.88
08/20/21	DCI Engineering	165501	Engineering services thru July 31, 2021	4,095.00
09/08/21	RafterySuver LLC	424	Owner's consulting thru August 2021	9,306.15
08/31/21	Budinger Inc	M21128-5	Concrete testing thru August	1,460.20
08/19/21	Vista Title and Escrow	21-17100.4	Date down endorsement #4	109.00
Loan Draw				971,969.69

TRUE

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors, LLC
1421 34th Ave., #300
Seattle, WA 98122

PROJECT: Parkade Plaza
511 W. Main
Spokane, WA 99201

APPLICATION NO: 6
INVOICE # 829906
PERIOD TO: 8/31/2021

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

(ARCHITECT):

PROJECT NUMBER 21.8229

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		39,521.00	
Approved this Month			
Number	Date Approved		
TOTALS		\$ 39,521.00	\$ -
Net change by Change Orders		\$	39,521.00

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: 8/31/21

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.

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

ORIGINAL CONTRACT SUM	\$ 1,306,001.00
Net change by Change Orders	\$ 39,521.00
CONTRACT SUM TO DATE	\$ 1,345,522.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 463,955.47	\$ 22,317.75
2. PLUS: STATE SALES TAX @ 9.0%	\$ 41,478.26	\$ 2,008.60
3. SUBTOTAL	\$ 505,433.73	\$ 24,326.35
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (23,197.77)	\$ (1,115.89)
5. NET AMOUNT DUE	\$ 482,235.95	\$ 23,210.46

State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day

August 31, 2021

My Commission Expires:

10/24/2024



AMOUNT CERTIFIED

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

ARCHITECT:

By:
This

Date:

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

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: 8/31/2021
PERIOD TO: 8/31/2021
PROJECT NUMBER: 21.8229

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLET FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D + E + F)	J % (G / I)	K BALANCE TO FINISH (C - G)	L RETAINAGE
1	General Conditions	149,970.00		149,970.00	11,548.86	9,461.51		21,010.37	14.01%	128,959.63	1,050.52
2	Permits	6,000.00		6,000.00	-	80.00		80.00	1.33%	5,920.00	4.00
3	Demolition	157,000.00		157,000.00	-	-		-	0.00%	157,000.00	-
4	Fencing	159,243.00		159,243.00	152,300.00	-		152,300.00	95.64%	6,943.00	7,615.00
5	Structural and Misc Steel	50,000.00		50,000.00	8,473.75	-		8,473.75	16.95%	41,526.25	423.69
6	Structural Steel Erection	25,000.00		25,000.00	-	-		-	0.00%	25,000.00	-
7	Miscellaneous Steel	269,045.00		269,045.00	123,749.89	-		123,749.89	46.00%	145,295.11	6,187.49
8	Metal Roofing and Siding	7,000.00		7,000.00	-	-		-	0.00%	7,000.00	-
9	Membrane Roofing	2,750.00		2,750.00	-	-		-	0.00%	2,750.00	-
10	Painting	72,935.00		72,935.00	43,029.00	-		43,029.00	59.00%	29,906.00	2,151.45
11	Specialties and Accessories	92,828.00		92,828.00	-	-		-	0.00%	92,828.00	-
12	Electrical	74,700.00		74,700.00	26,200.00	3,657.47		29,857.47	39.97%	44,842.53	1,492.87
13	Insurance - Liability	13,060.00		13,060.00	4,284.99	220.71		4,505.70	34.50%	8,554.30	225.29
14	B&O Tax	6,151.00		6,151.00	2,018.14	103.95		2,122.10	34.50%	4,028.91	106.10
15	Contingency	48,373.00		48,373.00	5,617.61	5,888.22		11,505.83	23.79%	36,867.17	575.29
16	Job Overhead	53,219.00		53,219.00	17,461.15	899.40		18,360.56	34.50%	34,858.45	918.03
17	Fee	118,727.00		118,727.00	38,954.33	2,006.49		40,960.82	34.50%	77,766.19	2,048.04
18	Change Order #1		39,521.00	39,521.00	8,000.00	-		8,000.00	20.24%	31,521.00	400.00
	TOTAL W/O TAX	1,306,001.00	39,521.00	1,345,522.00	441,637.72	22,317.75	-	463,955.47	34.48%	881,566.53	23,197.77

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - c1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

PROJECT:

Parkade Plaza
511 W. Main
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$23,210.46** and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of **\$23,210.46** only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

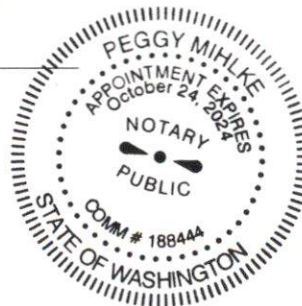
Title: Sn V.P.

Date: 8/31/21

Subscribed and sworn to before me this 31st day of August, 2021.

Notary Public: 

My Commission Expires: 10/24/2024



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

PROJECT:

Parkade Plaza
511 W. Main
Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of **\$170,457.29** for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of **\$170,457.29** only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

Title: Sr. V.P.

Date: 8/31/21

Subscribed and sworn to before me this 31st day of August, 2021.

Notary Public: 

My Commission Expires: 10/24/2024



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned Merit Electric of Spokane, Inc.
have been hired by Baker Construction & Development, Inc.
On the Job of: **Parkade Plaza**
located at: **511 W Main, Spokane WA 99201**

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of 3,469.40 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of 24,890.00
through 8-31-21 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

8-24-21
(date)

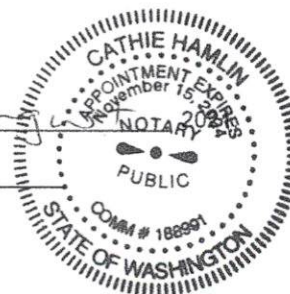
Dawn B...
(signature)
Asst. Controller
(title)

STATE OF: WA
COUNTY OF: Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF August

By: *Cathie Hamlin*

My Commission Expires: 11-15-27





INV #: 30069E-REVISED

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY Invoice #: 30069E-REVISED
Property: PARKADE State: WA Invoice Date: 8/24/2021
City: SPOKANE Zip: 99201

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 5	1	\$ 942,617.04		\$ 942,617.04
2	CONTRACT DRAW # 5 - WA SALES TAXES	1	\$ 94,926.16		\$ 94,926.16
3	10% RETENTION	-1	\$ 103,754.32		\$ (103,754.32)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 933,788.88

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

TOTAL \$ 933,788.88

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069E-REVISED PERIOD TO: August 24, 2021 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
--	---	--	--

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$400,829.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,088,513.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,486,011.77
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$148,601.18
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$148,601.18
6. TOTAL EARNED LESS RETAINAGE	\$1,337,410.59
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$403,621.71
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$933,788.88
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$1,751,102.62
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$129,335.85

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$212,559.25	\$0.00
Total approved this Month	\$188,269.75	\$0.00
TOTALS	\$400,829.00	\$0.00
NET CHANGES by Change Order		\$400,829.00

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 completed 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:

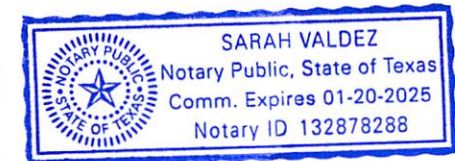
By: Sarah Valdez
State of: TEXAS

Date: August 24, 2021

County of: DALLAS

Subscribed and sworn to before
me this 31 day of September, 2021

Notary Public: Sarah Valdez
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$933,788.88

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

August 24, 2021

August 24, 2021

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(3B9ADABF)

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST. SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 08/24/2021

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 933,788.88

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 08/24/2021

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST. SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 07/23/2021

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 403,621.71


Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:



Claimant's Title: CONTRACT ADMINISTATOR

Date of Signature: 08/24/2021

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: SSI

Name of Customer: BKB PARAGON NORTHWEST, LLC

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE. ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 08/24/2021

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 148,886.82

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature:

Claimant's Title:

Date of Signature:

8/27/21



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
PARKADE PARKING GARAGE
511 West Main Ave St Spokane WA
99201

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 29, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 8/18/2021

OWNER: (Name and address)
PARKADE INVESTORS LLC, A
WASHINGTON LIMITED LIABILITY
COMPANY
1421 34TH AVENUE, # 300
SEATTLE, WA 98122

ARCHITECT: (Name and address)

CONTRACTOR: (Name and address)
BKB PARAGON NORTHWEST, LLC

1820 N. GREENVILLE AVE. SUITE #
100
RICHARDSON, TX 75081

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PLEASE SEE THE ATTACHED SHEET FOR DETAILS. TOTAL AMOUNT \$188,269.75

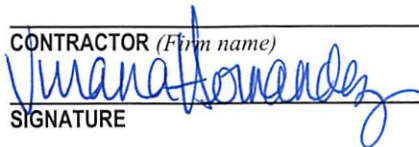

WA SALES TAX \$15,386.60

The original Contract Sum was	\$ 2,687,684.21
The net change by previously authorized Change Orders	\$ 212,559.25
The Contract Sum prior to this Change Order was	\$ 2,900,243.46
The Contract Sum will be increased by this Change Order in the amount of	\$ 188,269.75
The new Contract Sum including this Change Order will be	\$ 3,088,513.21

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	BKB PARAGON NORTHWEST, LLC	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY by PI Manager LLC, its manager
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
SIGNATURE		
PRINTED NAME AND TITLE	VIVIANA HERNANDEZ, CONTRACT ADMINISTRATOR	Jonathan Slavin, manager
DATE	8/18/2021	8-30-2021



Parkade Plaza
511 West Main
Spokane, WA

Submitted to:
Raftery Suver LLC

Submitted by:
BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

Monday, August 2, 2021

Reprojection Change Order 2		V1.0			
Main Bid Line Items	Quantity	Unit	Unit Cost	Subtotal	Comments
Main Bid- Additions					
Concrete Repair Parking Areas				\$178,250.00	
Column and beam repairs				\$635,427.68	
OH&P				\$57,949.43	
Allowances- Material Variance				\$28,500.00	
Sales Tax				\$52,577.86	
Main Bid- Deductions					
Concrete Repair Parking Areas				(\$3,843.40)	
Column and beam repairs				(\$369,371.20)	
Expansion joints + Misc				(\$204,382.80)	
General Conditions				(\$30,140.95)	
OH&P				(\$29,505.61)	
Allowances- Material Variance				(\$90,000.00)	
Sales Tax				(\$37,191.26)	
TOTAL				\$188,269.75	



Parkade Plaza
511 West Main
Spokane, WA

Submitted to:
Raftery Suver LLC

Submitted by:
BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

6/17/2021 V4

ORIGINAL BUDGET

Description	Quantity	Unit	Unit Cost	Subtotal
Floor repair partial depth repairs to top layer of concrete	15000	SF	\$15.95	\$239,250.00
Floor repair partial depth repairs to top layer of concrete with integral corrosion inhibito	2500	SF	\$19.99	\$49,975.00
Use Sika 421 fast set concrete	9000	SF	\$2.69	\$24,210.00
Chip out below reinforcing bars	5000	SF	\$7.69	\$38,450.00
Armatec 110 or 1c as primer on rebar	5000	LF	\$3.07	\$15,350.00
Sikadur 32 epoxy primer on concrete	2000	SF	\$4.61	\$9,220.00
Floor repair -slab edge	300	SF	\$36.51	\$10,953.00
Floor repair full depth repairs to 4.5” with forming	2000	SF	\$36.51	\$73,020.00
Overhead repairs up to 2” in depth	5000	SF	\$29.21	\$146,050.00
Column repairs	660	SF	\$41.32	\$27,271.20
Epoxy crack injection	7500	LF	\$32.28	\$242,100.00
Polyurethane traffic coating - heavy at entry ramp	13120	SF	\$7.19	\$94,332.80
Polyurethane traffic coating - 1 topcoat with aggregate at drive lanes	5000	SF	\$5.46	\$27,300.00
Replace expansion joint at entry ramp	24	LF	\$205.39	\$4,929.36
Spiral ramp - partial depth repairs, overhead	4000	SF	\$37.51	\$150,040.00
Spiral ramp full depth repairs to 7” in depth	2500	SF	\$62.57	\$156,425.00
Traffic expansion joint - remove fasteners on one side	1300	LF	\$57.65	\$74,945.00
Silspec Deckseal epoxy structural sealer	20000	SF	\$7.30	\$146,000.00
2” vertical joint between columns at grid line 8	240	LF	\$16.14	\$3,873.60
Dow Corning 902 highway sealant expansion joint - horizontal	60	LF	\$111.46	\$6,687.60
2” temporary joint on north side red level above Rite Aid	60	LF	\$36.51	\$2,190.60
Sealant replacement at elevator lobby walls to slab above -3/4” joint w/ backer rod	500	LF	\$6.99	\$3,495.00
Sika Ferrogard 675 anode	50	Each	\$96.08	\$4,804.00
Extra shoring - reshoring as designed by others for full depth or beam repairs				\$0.00
Rental Cost + 20%	1	Cost + 20%	\$30,000.00	\$30,000.00
Material cost for form & pour locations, vertical or horizontal + 20%	1	Cost + 20%	\$10,000.00	\$10,000.00
Labor	500	Hour	\$75	\$37,500.00
Supervisor	150	Hour	\$100	\$15,000.00
Mock up	1	Allowance	\$10,000	\$10,000.00
Add cricket on uphill side of columns at grid line 8	20	Location	\$192	\$3,843.40
Remove steel cover plate at red level column gridv8 for investigation	32	Hours	\$44	\$1,417.92
Epoxy rebar dowels ~4”-8” embedment	250	Each	\$58	\$14,412.50
Stainless steel 1/4” pin dowels with epoxy 2” embedment	750	Each	\$19	\$14,415.00
Reinforcing steel	1	Allowance	\$3,844	\$3,843.75
Scuppers inside spiral drive room	1	Allowance	\$3,843.75	\$3,843.75
Rite Aid budget estimate	1	Allowance	\$100,000.00	\$100,000.00
Subtotal of Work Product				\$1,795,148.48
General Conditions	9%			\$161,563.36
Overhead	5%			\$89,757.42
Profit	6%			\$107,708.91
Shipping is \$900 per pallet or \$4,500 per truckload.	Allowance	40 Each	\$4,500.00	\$180,000.00
Sika 4% surcharge on all orders	Allowance	1 Each	\$35,294.00	\$35,294.00
Mobilization		1 Lump	\$19,057.40	\$19,057.40
Covid requirements		6 Months	\$1,000.00	\$6,000.00
Housing		7 Months	\$10,500.00	\$73,500.00
Subtotal Project				\$2,468,029.58
WA Sales Tax	8.90%			\$219,654.63
Preliminary 2021 Budget				\$2,687,684.21

Mckenzie Shoring
additional rental on shoring
Emergency shoring D-8 column/ basement to white level
Temporary walls in RiteAid
Remove and replace sheetrock at ceiling and columns
Scaffolding in RiteAid
#14 bar splice couplers
#14 to #10 transition bar splice couplers
#10 bar splice couplers
#7 bar splice couplers
Air compessor and impact driver for couplers - rental
Install bar couplers
#4 A706 rebar
#6 Grade 60 rebar
#7 Grade 60 rebar
#10 Grade 60 Rebar
#11 Grade 60 Rebar
#14 rebar Grade 80
Install and tie rebar
Sandblasted rental & supplies

Reprojection

Quantity	Unit	Unit Cost	Subtotal
25000	SF	\$15.95	\$398,750.00
2500	SF	\$19.99	\$49,975.00
9000	SF	\$2.69	\$24,210.00
5000	SF	\$7.69	\$38,450.00
5000	LF	\$3.07	\$15,350.00
2000	SF	\$4.61	\$9,220.00
300	SF	\$36.51	\$10,953.00
2000	SF	\$36.51	\$73,020.00
5000	SF	\$29.21	\$146,050.00
660	SF	\$41.32	\$27,271.20
	LF	\$32.28	\$0.00
5000	SF	\$7.19	\$35,950.00
5000	SF	\$5.46	\$27,300.00
24	LF	\$205.39	\$4,929.36
4000	SF	\$37.51	\$150,040.00
2500	SF	\$62.57	\$156,425.00
1300	LF	\$57.65	\$74,945.00
	SF	\$7.30	\$0.00
240	LF	\$16.14	\$3,873.60
60	LF	\$111.46	\$6,687.60
60	LF	\$36.51	\$2,190.60
500	LF	\$6.99	\$3,495.00
50	Each	\$96.08	\$4,804.00
			\$0.00
1	Cost + 20%	\$30,000.00	\$30,000.00
1	Cost + 20%	\$10,000.00	\$10,000.00
750	Hour	\$75	\$56,250.00
150	Hour	\$100	\$15,000.00
1	Allowance	\$10,000	\$10,000.00
20	Location	\$192	\$3,843.40
32	Hours	\$44	\$1,417.92
250	Each	\$58	\$14,412.50
750	Each	\$19	\$14,415.00
1	Allowance	\$3,844	\$3,843.75
1	Allowance	\$3,843.75	\$3,843.75
1	Allowance	\$100,000.00	\$100,000.00
			\$1,526,915.68
9%			\$137,422.41
5%			\$76,345.78
6%			\$91,614.94
20	Each	\$4,500.00	\$90,000.00
1	Each	\$35,294.00	\$35,294.00
1	Lump	\$19,057.40	\$19,057.40
	Months	\$1,000.00	\$0.00
7	Months	\$10,500.00	\$73,500.00
			\$2,050,150.22
8.90%			\$182,463.37
			\$2,232,613.59

Column Repairs

1 Lump	\$115,894.65	\$115,894.65
2 Months	\$10,500.00	\$21,000.00
1 Lump	\$32,000.00	\$32,000.00
300 LF	\$60.00	\$18,000.00
2000 SF	\$10.00	\$20,000.00
1 Lump	\$4,000.00	\$4,000.00
60 Each	\$200.00	\$12,000.00
8 Each	\$350.00	\$2,800.00
8 Each	\$200.00	\$1,600.00
24 Each	\$200.00	\$4,800.00
3 Months	\$2,250.00	\$6,750.00
100 Each	\$150.00	\$15,000.00
1500 Pounds	\$2.00	\$3,000.00
300 Pounds	\$2.50	\$750.00
672 Pounds	\$2.50	\$1,680.00
2970 Pounds	\$2.75	\$8,167.50
720 Pounds	\$6.00	\$4,320.00
4160 Pounds	\$4.00	\$16,640.00
384 Hours	\$75.00	\$28,800.00
2 Months	\$3,000.00	\$6,000.00

July Change Order

\$115,894.65
\$32,000.00
\$12,000.00
\$2,800.00
\$1,600.00
\$4,800.00
\$6,750.00

3 Months	\$7,500.00	\$22,500.00
2100 Bags	\$24.79	\$52,059.00
96 Each	\$23.45	\$2,251.18
25 Kits	\$276.00	\$6,900.00
80 Cartridges	\$175.00	\$14,000.00
10 Bags	\$45.00	\$450.00
538 Each	\$45.00	\$24,210.00
6 Each	\$1,200.00	\$7,200.00
32 Each	\$200.00	\$6,400.00
500 Each	\$100.00	\$50,000.00
90 Each	\$150.00	\$13,500.00
6 Week	\$1,900.00	\$11,400.00
1 lump	\$3,500.00	\$3,500.00
360 Each	\$75.00	\$27,000.00
3 Months	\$2,500.00	\$7,500.00
606 Hours	\$75.00	\$45,450.00
1400 Hours	\$75.00	\$105,000.00
1 Allowance	\$35,000.00	\$35,000.00 Allowance
1 Allowance	\$10,000.00	\$10,000.00 Allowance
1 Allowance	\$15,000.00	\$15,000.00 Allowance
4 Each	\$2,500.00	\$10,000.00 Allowance
1 Allowance	\$15,000.00	\$15,000.00 Allowance
50 Lineal feet	\$75.00	\$3,750.00 Allowance
5 Each	\$4,500.00	\$22,500.00 Allowance
		\$0.00
660 SF	(\$41.32)	(\$27,271.20)
20 Location	(\$192.17)	(\$3,843.40)
1 Allowance	(\$100,000.00)	(\$100,000.00)
		\$702,657.73
5%		\$35,132.89
6%		\$42,159.46
4%		\$6,000.00
		\$785,950.08
8.90%		\$69,949.56
		\$855,899.64

	\$175,844.65
	\$8,792.23
	\$10,550.68
	\$0.00
	\$195,187.56
	\$17,371.69
	\$212,559.25

<--- Change Order #1

Total Combined	\$3,088,513.22
Difference	\$400,829.02
Less CO #1	<\$212,559.25>
Total CO #2 (rounded \$0.02)	\$188,269.75

Grout pump rental
Sika 211 SCC Plus
Sika 675 anodes
Sika concrete primer
Hilti RE500 V3 epoxy, cleaning tools
Nonshrink grout
Labor to grout holes
Drill diagonal holes for #11 rebar at basement
Drill 4” ~ 6” slab
Drill horizontal holes at wall for ties
Chip center joint for horizontal ties
Forklift rental
Welding supplies & rental
Welding Labor
Form - rental
Form set up/tear down labor
Column, chip out loose concrete, prep - Labor
HVAC
Plumbing & electrical relocation
CMU wall removal and replacement
Beam shoring
Beam Repair
Temporary walkways
Shipping
Deductions
Column repairs
Add cricket on uphill side of columns at grid line 8
Rite Aid budget estimate

Subtotal of Work Product

Overhead

Profit

Sika surcharge

Subtotal Project

WA Sales Tax

Preliminary Budget



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

20 August 2021
Invoice No: 165501

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through July 31, 2021

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3100	1.00	100.00	100.00	
Associate 4000	26.75	140.00	3,745.00	
Principal Engineer 4210	1.25	200.00	250.00	
Totals	29.00		4,095.00	
Total Labor				4,095.00

Billing Limits

	Current	Prior	To-Date	
Labor	4,095.00	11,352.50	15,447.50	
Limit			20,000.00	
Remaining			4,552.50	
		Phase Total		\$4,095.00
		Invoice Total		<u>\$4,095.00</u>

INVOICE

From

RaffertySuver LLC

Invoice ID

424

Issue Date

09/08/2021

Due Date

09/08/2021 (upon receipt)

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Product	[20110] Parkade Spokane: Air Fare	1.00	\$296.80	\$296.80
Product	[20110] Parkade Spokane: Fuel	1.00	\$151.83	\$151.83
Product	[20110] Parkade Spokane: Lodging	1.00	\$1,062.08	\$1,062.08
Product	[20110] Parkade Spokane: Meals	1.00	\$166.49	\$166.49
Product	[20110] Parkade Spokane: Parking	1.00	\$32.00	\$32.00
Product	[20110] Parkade Spokane: Ride Share/Taxi	1.00	\$44.45	\$44.45
Product	Consulting Services Aug 2021	28.50	\$265.00	\$7,552.50

Amount Due

\$9,306.15



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-5
Date: August 31, 2021
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: August 31, 2021

Contract Amt \$35,950.00

Billed to Date \$6,844.37

Amt Remaining \$29,105.63

Professional Services

Staff		Hours	Rate	Amount
Administrator II	Pendell, Thomas W	.60	65.00	\$39.00
Administrator III	Harwood, Kara A.	.80	65.00	\$52.00
Engineer II	Ribellia, Galen F	.20	65.00	\$13.00
Engineer IV	Black, Thomas B.	3.50	150.00	\$525.00
Quality Technician II	Turner, Anthony E	5.50	60.00	\$330.00
Quality Technician III	Murray, Johnathan T	4.00	60.00	\$240.00
Total Service Amount:				\$1,199.00

Reimbursable Expenses

	Amount
C: GPR Surveying Equipment, Hours	\$80.00
C: Mileage	\$31.20
L: Compressive Strength of Concrete	\$150.00
	\$261.20

Total This Invoice \$1,460.20

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
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Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.4	08/19/2021	\$109.00	09/18/2021	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #4 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 6

Submitted: 10/12/2021

Date	Payee	Ref	Memo	DR.
09/30/21	Baker Construction	Baker 7	Sixth billing	183,146.97
09/30/21	Baker Sales Tax	Baker 7 - Tax	Sales tax	17,350.77
09/23/21	BKB / Paragon	BKB 6	Sixth billing	674,342.78
09/23/21	DCI Engineering	167126	Engineering services thru August 28, 2021	2,720.00
10/05/21	Pcubed	21x028-2	Core testing and engineering peer review	3,460.00
10/08/21	RafterySuver LLC	451	Owner's consulting thru September 2021	5,840.63
09/30/21	Budinger Inc	M21128-6	Concrete testing thru September	567.60
09/15/21	Vista Title and Escrow	21-17100.5	Date down endorsement #5	109.00
09/20/21	WaTrust	750534095	Davis Wright Tremain legal	14,281.00
Loan Draw				901,818.75

TRUE

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors, LLC
1421 34th Ave., #300
Seattle, WA 98122

PROJECT: Parkade Plaza
511 W. Main
Spokane, WA 99201

APPLICATION NO: 7
INVOICE # 822907
PERIOD TO: 9/30/2021

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

(ARCHITECT):

PROJECT NUMBER 21.8229

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	39,521.00	
Approved this Month		
Number	Date Approved	
2	9/27/2021	\$ 1,280.00
TOTALS	\$ 39,521.00	\$ 1,280.00
Net change by Change Orders	\$	38,241.00

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: 10/1/21

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

ORIGINAL CONTRACT SUM	\$ 1,306,001.00
Net change by Change Orders	\$ 38,241.00
CONTRACT SUM TO DATE	\$ 1,344,242.00

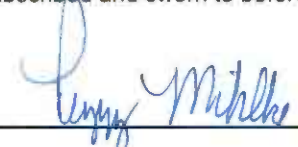
	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 656,741.76	\$ 192,786.29
2. PLUS: STATE SALES TAX @ 9.0%	\$ 58,829.02	\$ 17,350.77
3. SUBTOTAL	\$ 715,570.78	\$ 210,137.06
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (32,837.09)	\$ (9,639.31)
5. NET AMOUNT DUE	\$ 682,733.69	\$ 200,497.74

State of: WASHINGTON

County of: SPOKANE

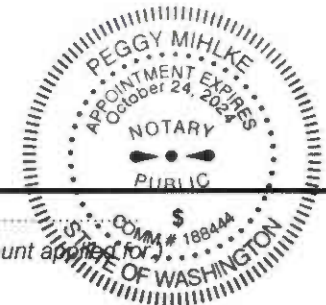
Subscribed and sworn to before me this day

October 1, 2021



My Commission Expires:

10/24/2024



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 (Instructions on reverse side)

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: 9/30/2021
PERIOD TO: 9/30/2021
PROJECT NUMBER: 21.8229

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLE FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D + E + F)	J % (G / C)	K BALANCE TO FINISH (C - G)	L RETAINAGE
1	General Conditions	149,970.00		149,970.00	21,010.37	13,763.62		34,773.98	23.19%	115,196.02	1,738.70
2	Permits	6,000.00		6,000.00	80.00	165.00		245.00	4.08%	5,755.00	12.25
3	Demolition	157,000.00		157,000.00	-	-		-	0.00%	157,000.00	-
4	Fencing	159,243.00		159,243.00	152,300.00	6,943.00		159,243.00	100.00%	-	7,962.15
5	Structural and Misc Steel	50,000.00		50,000.00	8,473.75	-		8,473.75	16.95%	41,526.25	423.69
6	Structural Steel Erection	25,000.00		25,000.00	-	-		-	0.00%	25,000.00	-
7	Miscellaneous Steel	269,045.00		269,045.00	123,749.89	59,999.94		183,749.83	68.30%	85,295.17	9,187.49
8	Metal Roofing and Siding	7,000.00		7,000.00	-	-		-	0.00%	7,000.00	-
9	Membrane Roofing	2,750.00		2,750.00	-	-		-	0.00%	2,750.00	-
10	Painting	72,935.00		72,935.00	43,029.00	29,906.00		72,935.00	100.00%	-	3,646.75
11	Specialties and Accessories	92,828.00		92,828.00	-	-		-	0.00%	92,828.00	-
12	Electrical	74,700.00		74,700.00	29,857.47	9,578.00		39,435.47	52.79%	35,264.53	1,971.77
13	Insurance - Liability	13,060.00		13,060.00	4,505.70	1,867.58		6,373.28	48.80%	6,686.72	318.66
14	B&O Tax	6,151.00		6,151.00	2,122.10	879.59		3,001.69	48.80%	3,149.31	150.08
15	Contingency	48,373.00		48,373.00	11,505.83	13,574.28		25,080.11	51.85%	23,292.89	1,254.01
16	Job Overhead	53,219.00		53,219.00	18,360.56	7,610.32		25,970.87	48.80%	27,248.13	1,298.54
17	Fee	118,727.00		118,727.00	40,960.82	16,977.96		57,938.78	48.80%	60,788.22	2,896.94
18	Change Order #1		39,521.00	39,521.00	8,000.00	31,521.00		39,521.00	100.00%	-	1,976.05
19	Change Order #2		(1,280.00)	(1,280.00)	-	-		-	0.00%	(1,280.00)	-
	TOTAL W/O TAX	1,306,001.00	38,241.00	1,344,242.00	463,955.47	192,786.29	-	656,741.76	48.86%	687,500.24	32,837.09

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - c1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

Kick

POSTED RECEIVED
SEP 27 2021 SEP 23 2021
BAKER CONSTRUCTION

***THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM.

Baker Construction & Development, Inc. Subcontractor Application for Payment

Instructions:

1. Application must be received in Baker Construction's office by the 25th of the month during which the work is performed in order to be included in the draw for the month.
2. Attach a copy of your invoice to this form. Each invoice must have a unique invoice number. Failure to use a unique invoice number could delay your payment.
3. Only include change orders that have been approved in writing

FROM:

Merit Electric of Spokane, Inc.
PO Box 3998
Spokane, WA 99220-3998

For office use only.

Vendor#

5

Contract #

8229S05

Code

16500

Approved Amt

9,578.00

Approved Total:

9,578.00

Approved by:

u

Date:

9/23/21

Project: 21.8229
Parkade Plaza
511 W Main
Spokane, WA 99201

Date: 9/23/2021
Application #: 5
Invoice #: 88536
Period: 9/1/21 to 9/30/21

Original Contract Amount: \$ 49,700.00
Approved Change Orders: (10,270.00)
Adjusted Contract Amount: \$ 39,430.00

✓
Posted

	Total Completed to Date		Less Previously Billed		Current Billing
Gross:	\$ 39,430.00	-	\$ 29,852.00	=	\$ 9,578.00
Less Retention	1,971.50	-	1,492.60	=	478.90
Net:	\$ 37,458.50	-	\$ 28,359.40	=	\$ 9,099.10 *

*Cond. Waiver Rec.

MERIT ELECTRIC OF SPOKANE, INC.

88536

N. 815 HELENA
P.O. BOX 3998
SPOKANE, WA 99220-3998
PHONE (509) 535-3930
FAX (509) 535-6664

Bill To: BAKER BAKER CONSTRUCTION 2711 E SPRAGUE AVE SPOKANE, WA 99202	Job: 1331LH Baker - Parkade LTG PH1 511 W Main Ave St Spokane, WA 99201
Application No: 5	Date: 09/23/2021
Contract For:	

Original contract sum	49,700.00
Net change by change orders	-10,270.00
Contract sum to date	39,430.00
Total completed and stored to date	39,430.00
Retainage	
5.0% of completed work	1,971.50
0.0% of stored material	0.00
Total retainage	1,971.50
Total earned less retainage	37,458.50
Less previous certificates of payment	28,359.40
Current sales tax	
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	9,099.10
Balance to finish, including retainage	1,971.50

POSTED

19

SEP 28 2021

EXHIBIT "B"

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM

Subcontract Billing Instructions:

1. Billings must be received in Baker Construction's office by the 25th of the month for which work was performed. Please email all required documents to apinvoices@bakerconstruct.com
2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.
3. Include Change Orders only if approved in writing.

FROM:

Northwest Fence Co. Inc
14909 E Sprague Ave
Spokane Valley, Washington 99216

Revised

Invoice Date: 9-27-21
Application # 3
Invoice # 29151
Period from 9-1-21 to 9-30-21

Original Contract Amount: \$159,243.00 ✓
Approved Change Orders: 38,241 ✓
Adjusted Contract Total: 197,484

Project: 21.8229
Parkade Plaza
511 W Main
Spokane, Washington 99201

For office use only:	
Vendor # 248	Contract # 8229S01
Code	Approved Amt
<u>2.820</u>	<u>6,943.00</u>
<u>18.001</u>	<u>30,241.00</u>
Total Approved: <u>37,184.00</u>	
Approved by: <u>KE</u>	Date: <u>9/27/21</u>

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	<u>197,484</u>	<u>160,300</u> ✓	<u>37,184</u> ✓
Less Retention: 5.0%	<u>9874.20</u>	<u>8015</u>	<u>1859.20</u>
Amount Due:	<u>187,609.80</u>	<u>152,285</u>	<u>35,324.80</u> *

Contract # 8229S01

Job # 21.8229

Contractor Initial

Subcontractor Initial

* Cond. Waiver Rec. ✓

DS
AK

NORTHWEST FENCE CO., INC.
14909 E SPRAGUE
SPOKANE VALLEY, WA 99216
WA CONT LIC NORTHFC110CZ
(509) 928-8084



Page: 1

Invoice

Invoice Number: 0029151-IN

Invoice Date: 9/23/2021

Salesperson: SS

Tax Schedule: W

Job Number: 0068040

Customer Number: 00-0002005

Customer P.O.:

Ship VIA:

Terms: CASH UPON COMPLETION

BAKER CONSTRUCTION
2711 E SPRAGUE
SPOKANE, WA 99202

PARKADE - Revised

Item Code	Description	UM	Quantity	Price	Amount
	PROGRESS BILLING #3 AND FINAL				
M	CHANGE ORDER #1 REMAINING BALANCE OF CHANGE ORDER - POST BASE ANCHORS/SEALANT				1,303.00
M	CHANGE ORDER #2 POST MOUNTING MODIFICATIONS				39,521.00
M	CHANGE ORDER #3 DELETE POST BASE ANCHOR/SEALANT, DELETE TOP POST ANCHOR FROM SCOPE				3,640.00

THANK YOU FOR YOUR BUSINESS

Terms: Payment on completion. Payment is due upon receipt of invoice. A late charge of 1.5% (18% APR) monthly is charged on all past due accounts.

Net Invoice:	37,184.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	37,184.00

EXHIBIT "B"

RECEIVED
POSTED
SEP 21 2021
SEP 23 2021
BAKER CONSTRUCTION

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM

Subcontractor Application for Payment

1. Application must be received in Baker Construction's office by the 25th of the month during which the work was performed in order to be included in the draw for the month.
2. Attach a copy of your invoice to this form. Each invoice must have a unique invoice number. Failure to use a unique invoice number could delay your payment.
3. Only include change orders that have been approved in writing.
4. Complete a separate Exhibit "B" for each invoice.

FROM:

Washington Commercial Painters
720 8th Avenue
Kirkland, Washington 98033

For office use only:

Vendor #
526

Contract #

8229504

Code

Approved Amt

9912

29,906.00

Approved Total

Approved by: KC

Date: 9/22/21

Invoice Date: 9/20/2021

Application #

Invoice # 22688

Period from 9/1/21 to 9/30/21

Original Contract Amount: 72,935.00

Project: 21.8229 Parkade Plaza

Approved Change Orders: 3,460.00

Adjusted Contract Total: 72,935.00 76,395.00

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	72,935.00	43,029.00	29,906.00
Less Retention: 5.0%	3,646.75	2,151.45	1,495.30
Net:	69,288.25	40,877.55	28,410.70 *

* Requested Cond. Waiver



WASHINGTON
COMMERCIAL PAINTERS

Remit payments to:
14939 NE 95th St. Redmond, WA 98052
425.576.0411 • Fax 425.576.0412
www.wa-cp.com • WA Lic.#WASHICP05580

INVOICE

TO: BAKER CONSTRUCTION
2711 E. SPRAGUE AVE
SPOKANE WA 99202

Invoice No. 22688
Invoice Date 09/17/2021
Work Completed Thru 093021
Job # 114643

CONTRACTOR'S PAYMENT REQUEST

CONTRACT: PARKADE PLAZA #21.8229
JOB #21.8229

ORIGINAL CONTRACT SUM	\$ 72,935.00
PLUS: CHANGE ORDERS	0.00
CONTRACT SUM TO-DATE	72,935.00
TOTAL COMPLETED & STORED TO-DATE:	72,935.00
LESS: RETAINAGE	3,646.75
EARNED TO-DATE LESS RETAINAGE	69,288.25
LESS PREVIOUS BILLINGS	40,877.55
PLUS SALES TAX	
CURRENT PAYMENT DUE	\$ 28,410.70

BY: _____ DATE: _____
CONTRACTOR

*** PROGRESS BILLING EARNED VALUES ***

Page: 1

WASHINGTON COMMERCIAL PAINTERS, INC.
14939 NE 95TH STREET
REDMOND WA 98052

Contract: PARKADE PLAZA #21.8229

Application No..... 22688
Application Date..... 09/17/2021
Period To..... 093021
Architect's Project No. 114643

PHASE	COST CODE	CHG ORD	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUSLY COMPLETED	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED & STORED	% COMPL	BALANCE TO FINISH	RETAINAGE
0			CONTRACT AMOUNT	72935.00	43029.00	29906.00	0.00	72935.00	100	0.00	3646.75
			Total Contract To-Date:	72935.00	43029.00	29906.00	0.00	72935.00	100	0.00	3646.75

POSTED
SEP 08 2021RECEIVED
SEP 07 2021

19

EXHIBIT "B"

BAKER CONSTRUCTION

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM**Subcontract Billing Instructions:**

1. Billings must be received in Baker Construction's office by the 25th of the month for which work was performed. Please email all required documents to apinvoices@bakerconstruct.com

2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.

3. Include Change Orders only if approved in writing.

FROM:

All Wall Contracting, Inc.
723 S Lochsa St.
Post Falls, Idaho 83854

Invoice Date: 09/07/2021
Application # 1
Invoice # 210536
Period from 08/01/21 to 09/07/21

Original Contract Amount: \$5,000.00 ✓

Approved Change Orders: _____

Adjusted Contract Total: 4,980.00

For office use only:

Vendor #
5482Contract #
8229S07

Code

Approved Amt

176044,980.00Total Approved: 4,980.00Approved by: KL Date: 9/8/21

Project: 21.8229
Parkade Plaza
511 W Main
Spokane, Washington 99201

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	<u>4,980.00</u>	_____	<u>4,980.00</u> ✓
Less Retention: 5.0%	_____	_____	_____
Amount Due:	<u>4,980.00</u>	_____	<u>4,980.00</u> ✗

Contract # 8229S07

Job # 21.8229

* Requested Cond. Waiver

Contractor Initial

DS

KL

Subcontractor Initial

DS

JG



All Wall Contracting, Inc.
723 South Lochsa Street
Post Falls ID 83854
208.773.4650

License:

Contract Invoice

Invoice#: 210536

Date: 09/07/2021

Billed To: Baker Const & Develop
2711 East Sprague Ave
Spokane WA 99202

Project: 21052
Parkade Stucco Repair
511 W Main Ave
Spokane WA 99201

Due Date: 10/07/2021

Terms: 30DY

PO# 8229S07

Description	Amount
Stucco Repair at Parkade	
Labor	4,480.00
Materials	500.00

Notes:

A service charge of 18.00% per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Taxable Amount:	4,980.00
Sales Tax:	0.00
Retainage:	0.00
Amount Due	4,980.00 ✓

Kretz

POSTED

SEP 28 2021

RECEIVED

SEP 24 2021

BAKER CONSTRUCTION

EXHIBIT "B"

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM

Subcontract Billing Instructions:

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2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.
3. Include Change Orders only if approved in writing.

FROM:

Kretz Kustomz
20265 N Defiance Dr
Rathdrum, Idaho 83858

Invoice Date: 09/23/2021
Application # _____
Invoice # 092321
Period from _____ to _____

Original Contract Amount:

\$269,045.25

Project:

21.8229

Approved Change Orders:

\$10,009.73

Parkade Plaza

511 W Main

Adjusted Contract Total:

\$287,538.73

Spokane, Washington 99201

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	<u>202,243.98</u>	<u>192,234.25</u>	<u>10,009.73</u>
Less Retention: 5.0%	<u>9672.69</u>	<u>9172.20</u>	<u>500.4</u>
Amount Due:	<u>192,562.29</u>		<u>9500.24</u>

For office use only:

Vendor #
8365

Contract #
8229S03

Code

Approved Amt

17004

10,009.73

Total Approved: 10,009.73

Approved by: KL Date: 9/27/21

Contract # 8229S03

Job # 21.8229

Contractor Initials

DS

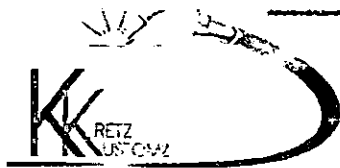
KL

Subcontractor Initials

DS

SK

* Requested Cond. Waiver



FABRICATION
KretzKustomz@gmail.com

Invoice

Attention: Baker Construction

Project manager: Kirk

Job name: Parkade

Date: 9/16/2021 - 9/23/2021

Hourly labor & materials/ consumables for canopy repairs.

RECEIVED

SEP 24 2021

BAKER CONSTRUCTION

Description	Quantity	Unit Price	Cost
Canopy Repairs (per Hour)	55	\$160.00	\$ 8,800.00
Fuel	20	\$4.35	\$ 87.00
Flux core Spool	1	\$91.46	\$ 91.46
Steel saw cutting blade	1	\$110.00	\$ 110.00
Cut off disks	14	\$5.11	\$ 71.54
Grinding Pads	2	\$3.00	\$ 6.00
Poly fan strong grinding disk	1	\$25.81	\$ 25.81
Cup brush	1	\$32.64	\$ 32.64
Wire wheel	1	\$44.92	\$44.92
Solid cc Grinding disk	2	\$12.68	\$ 25.36
Steel pipe	1	\$715.00	\$ 715.00
Subtotal			\$ 10,009.73

Total amount due:

\$ 10,009.73

I have enjoy working with you and the business you represent. As well as appreciate the work.

~KretzKustomz~

As shown in Picture provided

*Taxes excluded
*Pricing is subject to change via the volatility of the cost of steel

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE POSTED WITHOUT THIS FORM

Subcontract Billing Instructions:

1. Billings must be received in Baker Construction's office by the 25th of the month for which work was performed. Please email all required documents to apinvoics@bakerconstruct.com

2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.

3. Include Change Orders only if approved in writing.

FROM:

Kretz Kusloer

20265 N Defiance Dr

Rathdrum, Idaho 83853

Invoice Date:

9-20-21

Application #

Invoice #

92021

Period from

to

Original Contract Amount:

\$769,045.25

Project:

21.8229

Approved Change Orders:

\$8483.75

Adjusted Contract Total:

\$277,529.00

Total Complete To Date

Less Previously Billed

Current Billing

Gross:

192,234.25

132,234.25

60,000

Less Retention:
5.0%

9172.20

6,172.2

3,000

Amount Due:

183,062.05

57,000

Vendor #
8365

Contract #
8229503

Code

Approved Amt

5510

60,000.00

Total Approved:

60,000.00

Approved by:

KL

Date:

9/21/21

RECEIVED

SEP 20 2021

BAKER CONSTRUCTION

Contract # 8229503

* Cond. Waiver Rec.

Contractor Initials

KL

Subcontractor Initials

SE



Invoice

Attention: Baker Construction

Date: 09/20/2021

Invoice:05

Progress payment

Description	Quantity	Unit Price	Cost
Progress payment for work completed	1	\$60000.00	\$60,000.00
	0	0 \$	0.00
Retention	.05		\$ 3,000.00
	Total		\$57,000.00

Thank you for your Buisness and prompt payment. I look forward to working with you again.

~KretzKustomz~

INTERIM LIEN / CLAIM WAIVER

FROM:

**Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202**

PROJECT:

**Parkade Plaza
511 W. Main
Spokane, WA 99201**

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$200,497.74** and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of **\$200,497.74** only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

Title:  V.P.

Date: 10/1/21

Subscribed and sworn to before me this 1st day of October, 2021.

Notary Public: 

My Commission Expires: 10/24/2024



INTERIM LIEN / CLAIM WAIVER

FROM:

**Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202**

PROJECT:

**Parkade Plaza
511 W. Main
Spokane, WA 99201**

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of **\$23,210.46** for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of **\$23,210.46** only and does not cover any retention or additional items furnished to the above referenced project.

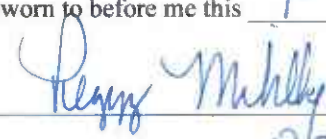
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

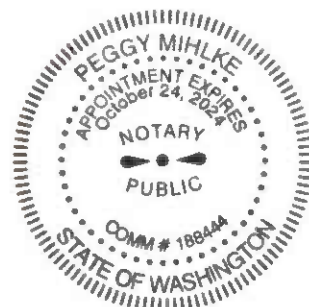
Title: Sen. V.P.

Date: 10/1/21

Subscribed and sworn to before me this 1st day of October, 2021.

Notary Public: 

My Commission Expires: 10/24/2024



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned All Wall Contracting, Inc.
have been hired by Baker Construction & Development, Inc.

On the Job of: Parkade Plaza
located at: 511 W Main, Spokane WA 99201

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of 4,713.00 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of 4,713.00
through 09/07/2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

09/07/2021

(date)

Ray M. Chas

(signature)

CEO

(title)

STATE OF: Idaho

COUNTY OF: Kootenai

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF September, 2021.

By: *James K Greenfield*

My Commission Expires: 03/04/2023

JAMES K GREENFIELD
COMM NO: 43918
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: MAR. 04, 2023

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

Kretz Kustomz

We, the undersigned

have been hired by Baker Construction & Development, Inc.

On the Job of: **Parkade Plaza**

located at: **511 W Main, Spokane WA 99201**

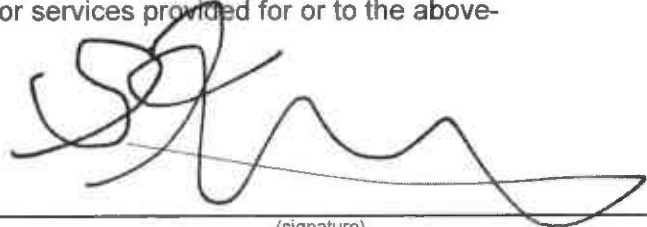
Upon receipt by the undersigned of a check from Baker Construction & Development, Inc. in the amount of \$57,000.00 and which the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document becomes effective to release any mechanic's lien and stop notice right, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished to the job site or to Baker Construction & Development, Inc. in the amount of \$57,000.00 through 09/21/2020 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

09/21/2020

(date)



(signature)

President

(title)

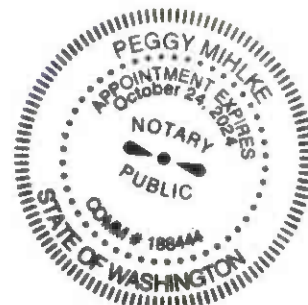
STATE OF: Washington

COUNTY OF: Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF Sept., 2021.

By: Peggy Muhlke

My Commission Expires: 10/24/2024



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned Kretz Kustomz
have been hired by Baker Construction & Development, Inc.

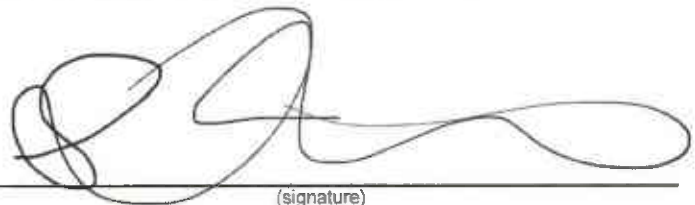
On the Job of: **Parkade Plaza**
located at: **511 W Main, Spokane WA 99201**

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of \$9500.24 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of \$9500.24
through 09/24/2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

09/24/2021
(date)


(signature)

President
(title)

STATE OF: Washington
COUNTY OF: Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF Sept., 2021.

By: Peggy Mihlke

My Commission Expires: 10/24/2024



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned Ment Electric of Spokane, Inc.
have been hired by Baker Construction & Development, Inc.

On the Job of: **Parkade Plaza**
located at: **511 W Main, Spokane WA 99201**

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of 9,099.10 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of 28,359.40
through 8/31/21 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

9/23/21
(date)

[Signature]
(signature)
CEO
(title)

STATE OF: Washington
COUNTY OF: Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF September, 2021.

By: Dawn Brighton

My Commission Expires: 03-25-2023



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned

have been hired by Baker Construction & Development, Inc.

On the Job of: **Parkade Plaza**

located at: **511 W Main, Spokane WA 99201**

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc. in the amount of 35,324.80 and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document becomes effective to release any mechanic's lien and stop notice right, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished to the job site or to Baker Construction & Development, Inc. in the amount of 35,324.80 through 9-30-21 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

9-23-21

(date)

[Signature]

(signature)

President

(title)

STATE OF:

COUNTY OF:

Washington
Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF September, 2021.

By:

Alexis Hallett

My Commission Expires:

4-17-22



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned Washington Commercial Painters
have been hired by Baker Construction & Development, Inc.
On the Job of: **Parkade Plaza**
located at: **511 W Main, Spokane WA 99201**
Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of 28,410.70 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of 28,410.70
through 9/30/2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

9/21/2021
(date)

[Signature]
(Signature)
Officer Manager
(title)

STATE OF: WA
COUNTY OF: Snohomish

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF September, 2021.

By: Hilary Babbitt

My Commission Expires: 2/4/2024





INV #: 30069F

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANYInvoice #: 30069FProperty: PARKADEState: WAInvoice Date: 9/23/2021City: SPOKANEZip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 6	1	\$ 729,269.75		\$ 729,269.75
2	CONTRACT DRAW # 6 - WA SALES TAXES	1	\$ 20,000.00		\$ 20,000.00
3	10% RETENTION	-1	\$ 74,926.98		\$ (74,926.98)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 674,342.78
				TOTAL	\$ 674,342.78

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO: 30069F	Distribution to:
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO: September 23, 2021	OWNER: <input checked="" type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR: General Construction	ARCHITECT: <input type="checkbox"/>
				CONTRACT DATE: March 29, 2021	CONTRACTOR: <input type="checkbox"/>
				PROJECT NOS: / /	FIELD: <input type="checkbox"/>
					OTHER: <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$400,829.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$3,088,513.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$2,235,281.52
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$223,528.15
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$223,528.15
6. TOTAL EARNED LESS RETAINAGE	\$2,011,753.37
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$1,337,410.59
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$674,342.78
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$1,076,759.84
10. WASHINGTON STATES SALES TAX BILLED TO DATE	\$164,722.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$400,829.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$400,829.00	\$0.00
NET CHANGES by Change Order		\$400,829.00

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 completed 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:

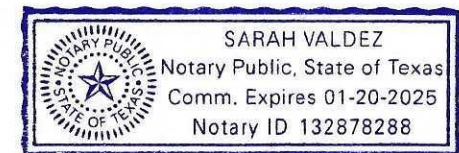
By: Viviana Hernandez
State of: TEXAS

Date: September 23, 2021

County of: DALLAS

Subscribed and sworn to before
me this 24th day of September, 2021

Notary Public: Sarah Valdez
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$674,342.78

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

APPLICATION NO:

30069F

APPLICATION DATE:

September 21, 2021

PERIOD TO:

September 21, 2021

ARCHITECT'S PROJECT NO:

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(3B9ADAC6)

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/23/2021

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 674,342.78

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 09/23/2021



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

23 September 2021
Invoice No: 167126

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through August 28, 2021

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	15.00	120.00	1,800.00	
Associate 4000	5.50	140.00	770.00	
Principal Engineer 4210	.75	200.00	150.00	
Totals	21.25		2,720.00	
Total Labor				2,720.00
		Phase Total		\$2,720.00
		Invoice Total		<u><u>\$2,720.00</u></u>



Due Date: 9/4/2021

Working Together to Build a More Certain World

Customer P.O.: N/A

TOTAL DUE (USD)	\$2,410.00
--------------------	------------

Telephone: 800.972.6364 | Website: www.amengttest.com | Tax ID: 41-0977521

American Engineering Testing, Inc
550 Cleveland Ave North
St. Paul, MN 55114

ITEMIZATION

Billing Contact: Pawan Gupta

Project Number: P-0003593

Due Date: 09/04/21		
Invoice Number	Invoice Date	Customer Number
INV-M10064	08/05/21	CUS-023219

Quantity	Unit	Description	Unit Price	Amount
1	Test	ASTM C856 Petrographic Analysis of Concrete w/ ASTM C457 Hardened Air Content and Thin Section	\$1,750.00	\$1,750.00
6	Test	ASTM C1218 Chloride-Ion Content - Water Sol	\$60.00	\$360.00
6	Test	Sample Preparation for Chlorides (if not powder upon receipt)	\$50.00	\$300.00
Total				\$2,410.00

INVOICE

From

RaffertySuver LLC

Invoice ID

451

Issue Date

10/08/2021

Due Date

10/08/2021 (upon receipt)

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Product	[20110] Parkade Spokane: Air Fare	1.00	\$236.79	\$236.79
Product	[20110] Parkade Spokane: Fuel	1.00	\$142.74	\$142.74
Product	[20110] Parkade Spokane: Lodging	1.00	\$232.68	\$232.68
Product	[20110] Parkade Spokane: Meals	1.00	\$16.06	\$16.06
Product	[20110] Parkade Spokane: Ride Share/Taxi	1.00	\$44.86	\$44.86
Service	Consulting Services	19.50	\$265.00	\$5,167.50

Amount Due

\$5,840.63



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-6
Date: September 30, 2021
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: September 30, 2021

Contract Amt \$35,950.00

Billed to Date \$7,411.97

Amt Remaining \$28,538.03

Professional Services

Staff		Hours	Rate	Amount
Administrator II	Pendell, Thomas W	.40	65.00	\$26.00
Administrator III	Harwood, Kara A.	.40	65.00	\$26.00
Engineer IV	Black, Thomas B.	1.00	150.00	\$150.00
Quality Technician II	Shelley, Patrick W	3.75	60.00	\$225.00
Total Service Amount:				\$427.00

Reimbursable Expenses

	Amount
C: Mileage	\$15.60
L: Compressive Strength of Concrete	\$125.00
	\$140.60

Total This Invoice \$567.60

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
---------	--------	---------	-------	---------	---------

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO

Commercial Department
Washington Trust Bank
717 W Sprague Ave
Spokane, WA 99201
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.5	09/15/2021	\$109.00	10/15/2021	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #5 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

10500 NE 8th Street, Suite 1100
Bellevue, WA 98004
Phone 425-709-5514, Fax 425-709-5501

DATE: 9/20/21
Loan # 750534095
FOR: *Attorney Fees*

Bill To:

Parkade Investors LLC
1421 34th Ave Ste 300
Seattle, WA 98122

DESCRIPTION	AMOUNT
<i>Attorney Fees - Davis Wright Tremain (1/2 of full amount of \$28,562.00)</i>	<i>14,281.00</i>
TOTAL	\$ 14,281.00

Make all checks payable to **Washington Trust Bank**.

Please forward all checks for payment to: ATTN Luke Scalzo, 10500 NE 8th Street Suite 1100, Bellevue WA 98004.

If you have any questions concerning this invoice contact Luke Scalzo, (509) 934-6040, lscalzo@watrust.com

THANK YOU FOR YOUR BUSINESS!

DRAW 7

Submitted: 11/18/2021

Date	Payee	Ref	Memo	DR.
10/31/21	Baker Construction	Baker 8	Eighth billing	255,993.39
10/31/21	Baker Sales Tax	Baker 8 - Tax	Sales tax	24,252.01
10/31/21	Baker Construction	Baker 9	Ninth billing - retainage release	46,310.42
10/25/21	BKB / Paragon	BKB 7	Seventh billing	321,689.90
10/22/21	DCI Engineering	168378	Engineering services thru October 2, 2021	1,760.00
11/18/21	DCI Engineering	169784	Engineering services thru October 30, 2021	120.00
10/30/21	RafterySuver LLC	471	Owner's consulting thru October 2021	5,977.37
10/31/21	Budinger Inc	M21128-7	Concrete testing thru October	751.40
11/01/21	BKB / Paragon	1	BKB crew thank you bonus	5,000.00
10/27/21	Rite Aid	376842	Rite Aid store manager thnak you bonus	1,004.00
10/14/21	Vista Title and Escrow	21-17100.6	Date down endorsement #6	109.00
Loan Draw				662,967.49

TRUE

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors, LLC
1421 34th Ave., #300
Seattle, WA 98122

PROJECT: Parkade Plaza
511 W. Main
Spokane, WA 99201

APPLICATION NO: 8
INVOICE # 822908
PERIOD TO: 10/31/2021

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

(ARCHITECT):

PROJECT NUMBER 21.8229

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	39,521.00	1,280.00
Approved this Month		
Number	Date Approved	
3	11/9/2021	\$ 418,033.51
TOTALS	\$ 39,521.00	\$ 419,313.51
Net change by Change Orders	\$	(379,792.51)

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: 11/10/21

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.

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

ORIGINAL CONTRACT SUM	\$ 1,306,001.00
Net change by Change Orders	\$ (379,792.51)
CONTRACT SUM TO DATE	\$ 926,208.49

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 926,208.49	\$ 269,466.73
2. PLUS: STATE SALES TAX @ 9.0%	\$ 83,081.03	\$ 24,252.01
3. SUBTOTAL	\$ 1,009,289.52	\$ 293,718.74
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (46,310.42)	\$ (13,473.34)
5. NET AMOUNT DUE	\$ 962,979.09	\$ 280,245.40

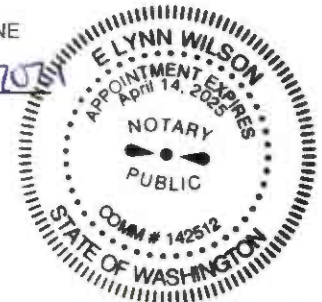
State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day November 10, 2021



My Commission Expires: 04-14-2025



AMOUNT CERTIFIED..... \$

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

ARCHITECT:

By: _____ Date: _____
This

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

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: 10/31/2021

PERIOD TO: 10/31/2021

PROJECT NUMBER: 21.8229

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLET FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN D O R E)	I TOTAL COMPLETED AND STORED TO DATE (D + E + F)	J % (G / I)	K BALANCE TO FINISH (C - G)	L RETAINAGE
1	General Conditions	149,970.00		149,970.00	34,773.98	115,196.02		149,970.00	100.00%	-	7,498.50
2	Permits	6,000.00		6,000.00	245.00	5,755.00		6,000.00	100.00%	-	300.00
3	Demolition	157,000.00		157,000.00	-	157,000.00		157,000.00	100.00%	-	7,850.00
4	Fencing	159,243.00		159,243.00	159,243.00	-		159,243.00	100.00%	-	7,962.15
5	Structural and Misc Steel	50,000.00		50,000.00	8,473.75	41,526.25		50,000.00	100.00%	-	2,500.00
6	Structural Steel Erection	25,000.00		25,000.00	-	25,000.00		25,000.00	100.00%	-	1,250.00
7	Miscellaneous Steel	269,045.00		269,045.00	183,749.83	85,295.17		269,045.00	100.00%	-	13,452.25
8	Metal Roofing and Siding	7,000.00		7,000.00	-	7,000.00		7,000.00	100.00%	-	350.00
9	Membrane Roofing	2,750.00		2,750.00	-	2,750.00		2,750.00	100.00%	-	137.50
10	Painting	72,935.00		72,935.00	72,935.00	-		72,935.00	100.00%	-	3,646.75
11	Specialties and Accessories	92,828.00		92,828.00	-	92,828.00		92,828.00	100.00%	-	4,641.40
12	Electrical	74,700.00		74,700.00	39,435.47	35,264.53		74,700.00	100.00%	-	3,735.00
13	Insurance - Liability	13,060.00		13,060.00	6,373.28	6,686.72		13,060.00	100.00%	-	653.00
14	B&O Tax	6,151.00		6,151.00	3,001.69	3,149.31		6,151.00	100.00%	-	307.55
15	Contingency	48,373.00		48,373.00	25,080.11	23,292.89		48,373.00	100.00%	-	2,418.65
16	Job Overhead	53,219.00		53,219.00	25,970.87	27,248.13		53,219.00	100.00%	-	2,660.95
17	Fee	118,727.00		118,727.00	57,938.78	60,788.22		118,727.00	100.00%	-	5,936.35
18	Change Order #1		39,521.00	39,521.00	39,521.00	-		39,521.00	100.00%	-	1,976.05
19	Change Order #2		(1,280.00)	(1,280.00)	-	(1,280.00)		(1,280.00)	100.00%	-	(64.00)
20	Change Order #3		(418,033.51)	(418,033.51)	-	(418,033.51)		(418,033.51)	100.00%	-	(20,901.68)
	TOTAL W/O TAX	1,306,001.00	(379,792.51)	926,208.49	656,741.76	269,466.73	-	926,208.49	100.00%	-	46,310.42

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - c1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

INTERIM LIEN / CLAIM WAIVER

FROM:

**Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202**

PROJECT:

**Parkade Plaza
511 W. Main
Spokane, WA 99201**

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$280,245.40** and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of **\$280,245.40** only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

Title: Gen. V.P.

Date: 11/10/21

Subscribed and sworn to before me this 10th day of November, 2021.

Notary Public: 

My Commission Expires: 04-14-2025



INTERIM LIEN / CLAIM WAIVER

FROM:

**Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202**

PROJECT:

**Parkade Plaza
511 W. Main
Spokane, WA 99201**

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of **\$200,497.74** for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of **\$200,497.74** only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

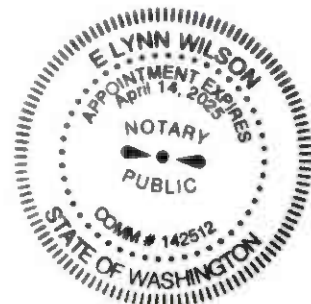
Title: Sen V.P.

Date: 11/10/21

Subscribed and sworn to before me this 10th day of November, 2021.

Notary Public: 

My Commission Expires: 04-14-2025



CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 8

Contractor's signed Certification is attached.

APPLICATION DATE: 10/31/2021

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

PERIOD TO: 10/31/2021

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

PROJECT NUMBER: 21.8229

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLET FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D + E + F)	J % (G / C)	K BALANCE TO FINISH (C - G)	L RETAINAGE
1	General Conditions	149,970.00		149,970.00	34,773.98	37,079.85		71,853.84	47.91%	78,116.16	3,592.69
2	Permits	6,000.00		6,000.00	245.00	5,617.60		5,862.60	97.71%	137.40	293.13
3	Demolition	157,000.00		157,000.00	-	-		-	0.00%	157,000.00	-
4	Fencing	159,243.00		159,243.00	159,243.00	-		159,243.00	100.00%	-	7,962.15
5	Structural and Misc Steel	50,000.00		50,000.00	8,473.75	665.20		9,138.95	18.28%	40,861.05	456.95
6	Structural Steel Erection	25,000.00		25,000.00	-	-		-	0.00%	25,000.00	-
7	Miscellaneous Steel	269,045.00		269,045.00	183,749.83	85,295.17		269,045.00	100.00%	-	13,452.25
8	Metal Roofing and Siding	7,000.00		7,000.00	-	-		-	0.00%	7,000.00	-
9	Membrane Roofing	2,750.00		2,750.00	-	-		-	0.00%	2,750.00	-
10	Painting	72,935.00		72,935.00	72,935.00	-		72,935.00	100.00%	-	3,646.75
11	Specialties and Accessories	92,828.00		92,828.00	-	92,828.00		92,828.00	100.00%	-	4,641.40
12	Electrical	74,700.00		74,700.00	39,435.47	-		39,435.47	52.79%	35,264.53	1,971.77
13	Insurance - Liability	13,060.00		13,060.00	6,373.28	1,810.60		8,183.88	62.66%	4,876.12	409.19
14	B&O Tax	6,151.00		6,151.00	3,001.69	853.17		3,854.85	62.67%	2,296.15	192.74
15	Contingency	48,373.00		48,373.00	25,080.11	7,240.52		32,320.64	66.82%	16,052.36	1,616.03
16	Job Overhead	53,219.00		53,219.00	25,970.87	13,574.49		39,545.36	74.31%	13,673.64	1,977.27
17	Fee	118,727.00		118,727.00	57,938.78	26,269.90		84,208.68	70.93%	34,518.32	4,210.43
18	Change Order #1		39,521.00	39,521.00	39,521.00	-		39,521.00	100.00%	-	1,976.05
19	Change Order #2		(1,280.00)	(1,280.00)	-	(1,280.00)		(1,280.00)	100.00%	-	(64.00)
20	Change Order #3			-	-	-		-	0.00%	-	-
	TOTAL W/O TAX	1,306,001.00	38,241.00	1,344,242.00	656,741.76	269,954.50	-	926,696.26	68.94%	417,545.74	46,334.81

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - c1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

Kick

POSTED
NOV 03 2021

RECEIVED
OCT 27 2021

EXHIBIT "B"

BAKER CONSTRUCTION

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM

Subcontract Billing Instructions:

1. Billings must be received in Baker Construction's office by the **25th** of the month for which work was performed. Please email all required documents to apinvoices@bakerconstruct.com
2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.
3. Include Change Orders only if approved in writing.

FROM:
Kretz Kustomz
20265 N Defiance Dr
Rathdrum, Idaho 883858

For office use only:

Vendor # 8365	Contract # 8229S03
Code 5.124	Approved Amt 10.00
5.510	25,285.25
17,004	2837.24
Total Approved:	88,142.49
Approved by: KL	Date: 11/1/21

Invoice Date: 10/25/2021
Application #
Invoice # ap
Period from to

Original Contract Amount: \$269,045.25 ✓ Project: 21.8229
Approved Change Orders: 18,493.48 ✓
Adjusted Contract Total: \$287,538.73 ✓

Parkade Plaza
511 W Main
Spokane, Washington 99201

290,375.97

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	287,538.73	202,243.98	85,294.75
Less Retention: 5.0%	14,376.94		4264.7
Amount Due:	273,161.79		81,030.01

202,333.48 posted

Bul to bill
85,305.25

4407.12

Contract # 8229S03

Job # 21.8229

Contractor Initial KL
Subcontractor Initial SK



Invoice

Attention: Baker Construction

Date: 10/25/2021

Invoice:06

Progress payment

Description	Quantity	Unit Price	Cost
Final Progress Payment	1	\$85294.75	\$85,294.75
	0	0	\$ 0.00
Retention	.05	\$ 4,264.74	
	Total	\$81,030.01	

Thank you for your Buisness and prompt payment. I look forward to working with you again.

~KretzKustomz~



Invoice

Attention: Baker Construction

Project manager: Kirk

Job name: Parkade

Date: 9/24/2021 & 10/22/2021 & 10/26/2021

Hourly labor & materials/ consumables for canopy repairs.

Description: final day on original repairs, Fixing canopy that was bent due to scooter being dropped on it, Slip joint plate installation

Description	Quantity	Unit Price	Cost
Canopy Repairs (per Hour)	16	\$160.00	\$ 2,560.00
Fuel	3	\$4.35	\$ 13.05
Cut off disks	4	\$5.11	\$ 20.44
Grinding Pads	2	\$3.00	\$ 6.00
Steel pipe	1	\$225.00	\$ 225.00
Bandsaw blade	1	\$12.75	\$ 12.75
Subtotal			\$ 2,837.24
Total amount due:			\$ 2,837.24

I have enjoy working with you and the business you represent. As well as appreciate the work.

~KretzKustomz~

As shown in Picture provided

*Taxes excluded

*Pricing is subject to change via the volatility of the cost of steel

POSTED

NOV 03 2021

RECEIVED

NOV 02 2021

19

EXHIBIT "B"

BAKER CONSTRUCTION

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM**Subcontract Billing Instructions:**

1. Billings must be received in Baker Construction's office by the **25th** of the month for which work was performed. Please email all required documents to apinvoices@bakerconstruct.com
2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.
3. Include Change Orders only if approved in writing.

FROM:

Washington Commercial Painters
617 North Helena Street
Spokane, Washington 99202

Invoice Date: 11/2/2021
Application # 4
Invoice # 22875
Period from 10/1/2021 to 10/31/2021

Original Contract Amount: \$72,935.00 ✓Approved Change Orders: 9326.00 ✓Adjusted Contract Total: 82,261.00

For office use only:

Vendor #
526Contract #
8229S04

Code

Approved Amt

170049,326.00

Total Approved:

9,326.00Approved by: KLDate: 11/3/21

Project: 21.8229

Parkade Plaza

511 W Main

Spokane, Washington 99201

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	<u>82,261.00</u>	<u>72,935.00</u>	<u>9326.00</u> ✓
Less Retention: 5.0%	<u>4113.05</u>	<u>3646.25</u>	<u>446.30</u> ✓
Amount Due:	<u>78,147.95</u>	<u>69,288.25</u>	<u>8859.70</u> ✗

Contract # 8229S04

Job # 21.8229

Contractor Initial

KL

Subcontractor Initial

CB

** Requested Cond. Waiver.*



WASHINGTON
COMMERCIAL PAINTERS

Remit payments to:
14939 NE 95th St. Redmond, WA 98052
425.576.0411 • Fax 425.576.0412
www.wa-cp.com • WA Lic.#WASHICP055B0

INVOICE

TO: BAKER CONSTRUCTION
2711 E. SPRAGUE AVE
SPOKANE WA 99202

Invoice No. 22875
Invoice Date 11/02/2021
Work Completed Thru 103121
Job # 114643

CONTRACTOR'S PAYMENT REQUEST

CONTRACT: PARKADE PLAZA #21.8229
JOB #21.8229

ORIGINAL CONTRACT SUM	\$ 72,935.00
PLUS: CHANGE ORDERS	9,326.00
CONTRACT SUM TO-DATE	82,261.00
TOTAL COMPLETED & STORED TO-DATE:	82,261.00
LESS: RETAINAGE	4,113.05
EARNED TO-DATE LESS RETAINAGE	78,147.95
LESS PREVIOUS BILLINGS	69,288.25
PLUS SALES TAX	
CURRENT PAYMENT DUE	\$ 8,859.70

BY: _____ DATE: _____
CONTRACTOR

*** PROGRESS BILLING EARNED VALUES ***

Page: 1

WASHINGTON COMMERCIAL PAINTERS, INC.
14939 NE 95TH STREET
REDMOND WA 98052

Contract: PARKADE PLAZA #21.8229

Application No..... 22875
Application Date..... 11/02/2021
Period To..... 103121
Architect's Project No. 114643

PHASE	COST CODE	CHG ORD	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUSLY COMPLETED	THIS PERIOD	MATERIALS STORED	TOTAL COMPLETED & STORED	% COMPL	BALANCE TO FINISH	RETAINAGE
0			CONTRACT AMOUNT	72935.00	72935.00	0.00	0.00	72935.00	100	0.00	3646.75
			Original Contract Total:	72935.00	72935.00	0.00	0.00	72935.00	100	0.00	3646.75
0			1 CHANGE ORDER	9326.00	0.00	9326.00	0.00	9326.00	100	0.00	466.30
			Total Change Orders:	9326.00	0.00	9326.00	0.00	9326.00	100	0.00	466.30
			Total Contract To-Date:	82261.00	72935.00	9326.00	0.00	82261.00	100	0.00	4113.05

POSTED
NOV 03 2021

RECEIVED 19

OCT 29 2021

BAKER CONSTRUCTION

EXHIBIT "B"

THIS FORM IS REQUIRED WITH YOUR INVOICE. INVOICES WILL NOT BE PROCESSED WITHOUT THIS FORM**Subcontract Billing Instructions:**

1. Billings must be received in Baker Construction's office by the **25th** of the month for which work was performed. Please email all required documents to apinvoices@bakerconstruct.com
2. Billings must include the completed Exhibit B, a detailed invoice with a unique invoice number, a Schedule of Values, and the Conditional Lien Waiver.
3. Include Change Orders only if approved in writing.

FROM:

Vestis Systems Inc.
213 East Ermina Avenue
Spokane, Washington 99207

Invoice Date: 10/28/2021
Application # 1
Invoice # 3499
Period from 02/24/2021 to 10/28/2021

Original Contract Amount: \$92,828.00 ✓
Approved Change Orders: _____
Adjusted Contract Total: \$92,828.00

Project: 21.8229
Parkade Plaza
511 W Main
Spokane, Washington 99201

For office use only:

Vendor # 6471 Contract # 8229S02

Code Approved Amt

1053092,828.00

Total Approved:

92,828.00Approved by: KLDate: 11/2/21

	Total Complete To Date	Less Previously Billed	Current Billing
Gross:	<u>\$92,828.00</u>	<u>0.00</u>	<u>\$92,828.00</u> ✓
Less Retention: 5.0%	<u>\$4,641.40</u>		<u>\$4,641.40</u>
Amount Due:	<u>\$88,186.60</u>		<u>\$88,186.60</u>

Contract # 8229S02

Job # 21.8229

Contractor Initial KLSubcontractor Initial bm



213 E. Ermina Ave.
Spokane, WA 99207

Ph: 509-892-6180
Fax: 509-892-6641

Invoice

Date	Invoice #
10/28/2021	3499

Bill To
Baker Construction 2711 E. Sprague Ave Spokane, WA 99202

Ship To

P.O. Number	Terms	Project
	Contractor Terms	Parkade

Quantity	Item Code	Description	U/M	Price Each	Amount
1	Fabric Awning	<p>PARKADE Site Address 511 W. Main Spokane, WA 99201</p> <p>Vestis Custom Awning Quantity: 22 Drop (including Hard Valance): ~6' Projection: ~6'-6" Width: ~17' Frame Color: Existing Body Fabric Type: Match Existing Body Fabric Color: TBD- color options will be provided once the best fabric option is determined</p> <p>Price Includes Takedown Awnings Recover in our shop Reinstall awnings</p>		92,828.00	92,828.00T

Balance Due	\$92,828.00
--------------------	--------------------

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom It May Concern:

We, the undersigned Washington Commercial Painters
have been hired by Baker Construction & Development, Inc.

On the Job of: **Parkade Plaza**
located at: **511 W Main**
Spokane WA 99201

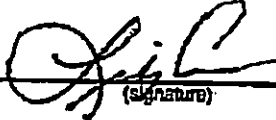
Upon receipt by the undersigned of a check from Baker Construction & Development, Inc. in the amount of \$8,859.70 and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document becomes effective to release any mechanic's lien and stop notice right, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished to the job site or to Baker Construction & Development, Inc. in the amount of \$8,859.70 through 10/31/2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

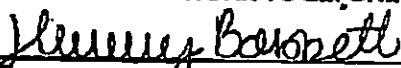
Washington Commercial Painters

11/5/2021
(date)

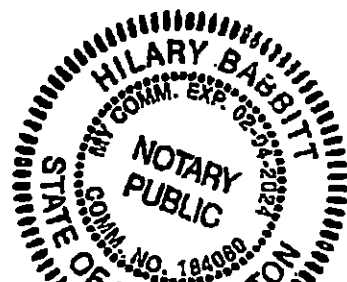

(signature)
Otis Mays
(title)

STATE OF: WA
COUNTY OF: Snohomish

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF November, 2021.

By: 

My Commission Expires: 2/4/2024



CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT


To Whom it May Concern:

We, the undersigned Vestis Systems
have been hired by Baker Construction & Development, Inc.
On the Job of: **Parkade Plaza**
located at: **511 W Main, Spokane WA 99201**
Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.
in the amount of \$88186.60 and when the check has been properly endorsed
and has been paid by the bank upon which it is drawn, this document becomes effective
to release any mechanic's lien and stop notice right, any state or federal statutory bond right,
any private bond right, any claim for payment and any rights under any similar ordinance,
rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished
to the job site or to Baker Construction & Development, Inc. in the amount of \$25,000.00
through 10/29/2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received
from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen
and suppliers for all work, materials, equipment or services provided for or to the above-
referenced project up to the date of this waiver.

11/03/2021
(date)


(signature)
Vice President
(title)

STATE OF: WA
COUNTY OF: Spokane

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2021.

By: Tiffany Rife

My Commission Expires: 11/01/2024

TIFFANY RIFE
Notary Public
State of Washington
My Commission Expires
November 01, 2024

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

To Whom it May Concern:

We, the undersigned

have been hired by Baker Construction & Development, Inc.

On the Job of: **Parkade Plaza**

located at: **511 W Main, Spokane WA 99201**

Upon receipt by the undersigned of a check from Baker Construction & Development, Inc.

in the amount of 83,735.37 and when the check has been properly endorsed

and has been paid by the bank upon which it is drawn, this document becomes effective to release any mechanic's lien and stop notice right, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for this amount.

This release covers a progress payment for all labor, services, equipment or materials furnished to the job site or to Baker Construction & Development, Inc. in the amount of 83,735.37

through 11-3-2021 and does not include retention or work furnished after that date
(date)

The undersigned warrants that he either has already paid or will use the monies he received from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

11-3-2021
(date)

[Signature]
(signature)

owner

(title)

STATE OF:

COUNTY OF:

Washington
Spokane

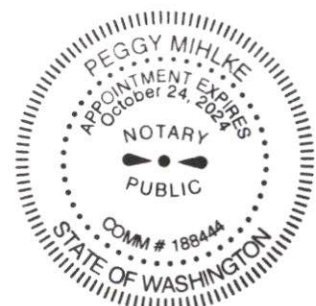
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2021.

By:

[Signature]

My Commission Expires:

10/24/2024



APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors, LLC
1421 34th Ave., #300
Seattle, WA 98122

PROJECT: Parkade Plaza
511 W. Main
Spokane, WA 99201

APPLICATION NO: 9
INVOICE #: 822909
PERIOD TO: 10/31/2021

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

(ARCHITECT):

PROJECT NUMBER 21.8229

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	39,521.00	1,280.00
Approved this Month		
Number	Date Approved	
3	11/9/2021	\$ 418,033.51
TOTALS	\$ 39,521.00	\$ 419,313.51
Net change by Change Orders	\$	(379,792.51)

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: 11/10/21

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.

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

ORIGINAL CONTRACT SUM	\$ 1,306,001.00
Net change by Change Orders	\$ (379,792.51)
CONTRACT SUM TO DATE	\$ 926,208.49

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 926,208.49	\$ -
2. PLUS: STATE SALES TAX @ 9.0%	\$ 83,081.03	\$ -
3. SUBTOTAL	\$ 1,009,289.52	\$ -
4. LESS: RETAINAGE @ 5% RETENTION REQUESTED	\$ (.00)	46,310.42
5. NET AMOUNT DUE	\$ 1,009,289.52	\$ 46,310.42

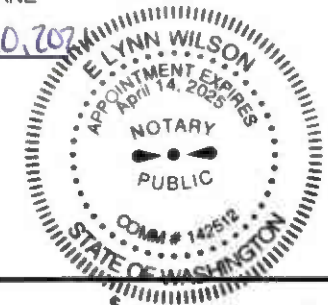
State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day November 10, 2021

[Signature]

My Commission Expires: 04-14-2025



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

ARCHITECT:

By: _____ Date: _____
This

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

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: 10/31/2021

PERIOD TO: 10/31/2021

PROJECT NUMBER: 21.8229

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETE FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN D OR E)	I TOTAL COMPLETED AND STORED TO DATE (D + E + F)	J % (G / I)	K BALANCE TO FINISH (I - G)	L RETAINAGE
1	General Conditions	149,970.00		149,970.00	149,970.00	-		149,970.00	100.00%	-	7,498.50
2	Permits	6,000.00		6,000.00	6,000.00	-		6,000.00	100.00%	-	300.00
3	Demolition	157,000.00		157,000.00	157,000.00	-		157,000.00	100.00%	-	7,850.00
4	Fencing	159,243.00		159,243.00	159,243.00	-		159,243.00	100.00%	-	7,962.15
5	Structural and Misc Steel	50,000.00		50,000.00	50,000.00	-		50,000.00	100.00%	-	2,500.00
6	Structural Steel Erection	25,000.00		25,000.00	25,000.00	-		25,000.00	100.00%	-	1,250.00
7	Miscellaneous Steel	269,045.00		269,045.00	269,045.00	-		269,045.00	100.00%	-	13,452.25
8	Metal Roofing and Siding	7,000.00		7,000.00	7,000.00	-		7,000.00	100.00%	-	350.00
9	Membrane Roofing	2,750.00		2,750.00	2,750.00	-		2,750.00	100.00%	-	137.50
10	Painting	72,935.00		72,935.00	72,935.00	-		72,935.00	100.00%	-	3,646.75
11	Specialties and Accessories	92,828.00		92,828.00	92,828.00	-		92,828.00	100.00%	-	4,641.40
12	Electrical	74,700.00		74,700.00	74,700.00	-		74,700.00	100.00%	-	3,735.00
13	Insurance - Liability	13,060.00		13,060.00	13,060.00	-		13,060.00	100.00%	-	653.00
14	B&O Tax	6,151.00		6,151.00	6,151.00	-		6,151.00	100.00%	-	307.55
15	Contingency	48,373.00		48,373.00	48,373.00	-		48,373.00	100.00%	-	2,418.65
16	Job Overhead	53,219.00		53,219.00	53,219.00	-		53,219.00	100.00%	-	2,660.95
17	Fee	118,727.00		118,727.00	118,727.00	-		118,727.00	100.00%	-	5,936.35
18	Change Order #1		39,521.00	39,521.00	39,521.00	-		39,521.00	100.00%	-	1,976.05
19	Change Order #2		(1,280.00)	(1,280.00)	(1,280.00)	-		(1,280.00)	100.00%	-	(64.00)
20	Change Order #3		(418,033.51)	(418,033.51)	(418,033.51)	-		(418,033.51)	100.00%	-	(20,901.68)
	TOTAL W/O TAX	1,306,001.00	(379,792.51)	926,208.49	926,208.49	-		926,208.49	100.00%	-	46,310.42

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - c1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development
2711 E Sprague Ave
Spokane WA 99202

PROJECT:

Parkade Plaza
511 W. Main
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$46,310.42** and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of **\$46,310.42** only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

Title: Gen. V.P.

Date: 11/10/21

Subscribed and sworn to before me this 10th day of November, 2021.

Notary Public: 

My Commission Expires: 04-14-2025



**PCCO #003**

Baker Construction and Development, Inc
 2711 East Sprague Avenue
 Spokane, Washington 99202
 Phone: (509) 535-3668
 Fax: +1.509.535.3720

Project: 21.8229 - Parkade Plaza
 511 W Main
 Spokane, Washington 99201

Prime Contract Change Order #003: CE #014 - Prime contract recon

TO:	Guntower Capital 1421 34th Ave., Suite 300 Seattle, Washington 98122	FROM:	Baker Construction 2711 East Sprague Avenue Spokane, Washington 99202
DATE CREATED:	11/10/2021	CREATED BY:	Kirk Ledbetter (Baker Construction)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:	Kirk Ledbetter (Baker Construction)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Client Request
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	21.8229:Parkade Plaza
		TOTAL AMOUNT:	(\$418,033.51)

DESCRIPTION:

CE #014 - Prime contract reconciliation

This change order zero's out the remaining contract balance in order to close out the contract for the year, both for the bank and final 2021 billing.

ATTACHMENTS:**CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount
1	18-003.O Change Order #3.Other	Prime contract reconciliation	\$(418,033.51)
Grand Total:			\$(418,033.51)

The original (Contract Sum)	\$1,306,001.00
Net change by previously authorized Change Orders	\$38,241.00
The contract sum prior to this Change Order was	\$1,344,242.00
The contract sum would be changed by this Change Order in the amount of	(\$418,033.51)
The new contract sum including this Change Order will be	\$926,208.49
The contract time will not be changed by this Change Order.	

Guntower Capital
 1421 34th Ave., Suite 300
 Seattle, Washington 98122

Baker Construction
 2711 East Sprague Avenue
 Spokane, Washington 99202

DocuSigned by:

Charlie Bauman

11/16/2021

144C06AB611A442...

SIGNATURE

DATE

SIGNATURE

DATE

DocuSigned by:

Kirk Ledbetter

11/16/2021

7D680051F48C4AD...

SIGNATURE

DATE



INV #: 30069G

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Invoice #: 30069G

Property: PARKADE

State: WA

Invoice Date: 10/25/2021

City: SPOKANE

Zip: 99201

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 7	1	\$ 312,433.22		\$ 312,433.22
2	CONTRACT DRAW # 7 - WA SALES TAXES	1	\$ 45,000.00		\$ 45,000.00
3	10% RETENTION	-1	\$ 35,743.32		\$ (35,743.32)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 321,689.90

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

TOTAL

\$ 321,689.90

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO:	30069G	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO:	October 25, 2021	ARCHITECT:	<input type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR:	General Construction	CONTRACTOR:	<input type="checkbox"/>
				CONTRACT DATE:	March 29, 2021	FIELD:	<input type="checkbox"/>
				PROJECT NOS:	/ /	OTHER:	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$400,829.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,088,513.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$2,592,714.74
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$259,271.47
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$259,271.47
6. TOTAL EARNED LESS RETAINAGE	\$2,333,443.27
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,011,753.37
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$321,689.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$755,069.94
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$209,722.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$400,829.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$400,829.00	\$0.00
NET CHANGES by Change Order	\$400,829.00	

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 completed 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.

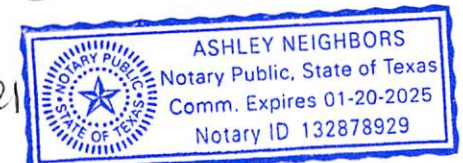
CONTRACTOR:

By: Wiana Hernandez Date: October 25, 2021
State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
me this 25th day of October 2021

Notary Public: Ashley Neighbors
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$321,689.90

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 30069G
APPLICATION DATE: October 25, 2021
PERIOD TO: October 25, 2021
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	538,599.78	100,000.00	0.00	638,599.78	94.86%	34,635.37	63,859.98
	Helix - Entry/Exit ramps	343,738.75	174,000.00	0.00	0.00	174,000.00	50.62%	169,738.75	17,400.00
	Column and beam repairs	404,420.62	316,987.41	87,433.21	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	258,299.84	0.00	0.00	258,299.84	71.01%	105,454.12	25,829.98
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	156,465.41	50,000.00	0.00	206,465.41	79.37%	53,655.35	20,646.54
	OH&P	197,466.33	118,665.34	35,000.00	0.00	153,665.34	77.82%	43,800.99	15,366.53
	Allowances - Material Variance	215,294.00	129,470.58	40,000.00	0.00	169,470.58	78.72%	45,823.42	16,947.06
	Sales Tax	219,654.63	131,964.16	45,000.00	0.00	176,964.16	80.56%	42,690.47	17,696.42
	Balance Offset	0.01	0.00	0.01	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$3,088,513.21	\$2,235,281.52	\$357,433.22	\$0.00	\$2,592,714.74	83.95%	\$495,798.47	\$259,271.47

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant:

Name of Customer:

Job Location:

Owner:

Through Date:

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check:

Amount of Check: \$

Check Payable to:

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title:

Date of Signature:

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/23/2021

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 674,342.78

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 10/25/2021



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

October 22, 2021
Invoice No: 168378

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through October 2, 2021

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	13.00	120.00	1,560.00	
Principal Engineer 4210	1.00	200.00	200.00	
Totals	14.00		1,760.00	
Total Labor				1,760.00
		Phase Total		\$1,760.00
		Invoice Total		<u>\$1,760.00</u>



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

November 18, 2021
Invoice No: 169784

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through October 30, 2021

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	1.00	120.00	120.00	
Totals	1.00		120.00	
Total Labor				120.00
		Phase Total		\$120.00
		Invoice Total		<u><u>\$120.00</u></u>

INVOICE

From

RaffertySuver LLC

Invoice ID

471

PO Number

20110 Parkade Oct Inv

Issue Date

10/30/2021

Due Date

11/29/2021 (Net 30)

Subject

20110 Parkade Oct Inv

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Product	[20110] Parkade Spokane: Fuel	1.00	\$136.43	\$136.43
Product	[20110] Parkade Spokane: Lodging	1.00	\$208.64	\$208.64
Product	[20110] Parkade Spokane: Meals	1.00	\$67.30	\$67.30
Service	Consulting Services	21.00	\$265.00	\$5,565.00

Amount Due

\$5,977.37



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-7
Date: October 31, 2021
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: October 31, 2021

Contract Amt \$35,950.00

Billed to Date \$8,163.37

Amt Remaining \$27,786.63

Professional Services

Staff		Hours	Rate	Amount
Administrator II	Pendell, Thomas W	.60	65.00	\$39.00
Administrator III	Harwood, Kara A.	.60	65.00	\$39.00
Engineer IV	Black, Thomas B.	1.00	150.00	\$150.00
Quality Professional III	Murray, Johnathan T	1.50	70.00	\$105.00
Quality Professional IV	De La Cruz, Raymondo	3.50	70.00	\$245.00
Total Service Amount:				\$578.00

Reimbursable Expenses

	Amount
C: Mileage	\$23.40
L: Compressive Strength of Concrete	\$150.00
	\$173.40

Total This Invoice \$751.40

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
---------	--------	---------	-------	---------	---------

[illegible]

www.incityinc.com

1421 34th Avenue, Suite 300
Seattle, WA. 98122
206.659.6155



Dan —

A huge thank you
for all your help and
long nights to get us
thru this year. Enjoy
the holidays.

All of us at
team Parkade

RITE AID
Store #03197
3023 78TH AVE SE
MERCER ISLAND WA 98040
(206) 235-0776
Register #3 Transaction #376842
Cashier #51979197 10/27/21 1:48PM

Wellness+ rewards
1 HANK YOU CARDS 2.99 T
1 AMAZON.COM VGC 5.00
1 AMAZON.COM VGC 5.00-
VOID
1 KIDCENTS CONTRIBUTION 500.71
1 AMAZON.COM VGC 500.00
1 AMAZON.COM VGC 500.00
4 Items

Subtotal \$1002.99
Tax \$1004.00
KidCents Total \$1004.00
Total \$1004.00
App #AA APPROVAL AUTO \$1004.00
Ref # 027224
Entry Method: Chip

Application Label: VISA CREDIT
ID: A0000000031010
FVR: 8080000000
RSI: 6800
IC: EFE80641550351A1
ARC: 00

Tendered \$1004.00
Cash Change \$0.00

Available BonusCash Rewards*: \$0.00
We Iness+ Status: Bronze
We Iness+ Points Total: 10

*Available rewards do not include rewards earned on this transaction or any pending rewards.
THANK YOU FOR SHOPPING AT Rite Aid
We're served by ALEXANDER today.

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.6	10/14/2021	\$109.00	11/13/2021	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #6 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 8

Submitted: 12/17/2021

Date	Payee	Ref	Memo	DR.
11/30/21	BKB / Paragon	BKB 8	Eighth billing	64,800.00
12/02/21	Colvico, Inc.	3283	Install 6 EV chargers	3,523.00
11/19/21	Merit Electric	88894	Replaced yellow level lighting	5,308.30
12/07/21	Merit Electric	88952	Troubleshoot light not working on exit ramp	408.75
11/12/21	Merit Electric	88842	Troubleshoot lights not working on Red and Blue	1,663.11
09/16/21	Merit Electric	88451	Troubleshoot HVAC circuit in common area	125.35
08/31/21	Merit Electric	88381	Repair light on sign, replace time clock	451.25
12/10/21	Action Drain & Plumbing	360081	Multiple floor drain maintenance	1,798.50
10/28/21	Action Drain & Plumbing	358978	Serviced basement floor drain	163.50
10/01/21	Action Drain & Plumbing	358084-3	Serviced silt collection tank and main line	495.95
09/28/21	Action Drain & Plumbing	358084	Serviced east side floor drain in basement	163.50
04/09/21	Action Drain & Plumbing	353675	Install new cleanout	261.69
04/07/21	Action Drain & Plumbing	353382	Replaced casat-iron clean out caps with ABS	2,450.25
05/12/21	Action Drain & Plumbing	353396-2	Check and service floor drains on multiple levels	334.87
05/08/21	Action Drain & Plumbing	353396	Maintenance through 2 basement sediment tanks	3,898.62
10/05/21	City Glass	1246	Glass replacement in rotunda space	986.45
09/08/21	City Glass	1236	Board up broken window in rotunda space	299.75
09/10/21	Compass Construction	208678	Repair sink hole in Plaza area	2,019.14
11/30/21	Overhead Door	493113	Basement entrance	414.74
11/11/21	Overhead Door	12139	Deposit for new rolling door on entrance right	4,280.50
10/15/21	PlumbEZ	1092	Water heater replacement	129.71
06/25/21	PlumbEZ	955	Replace 1 1/2" water valve	272.25
12/01/21	PI Manager, LLC	1	6% Earned Development Fee	204,451.97
12/01/21	RafterySuver LLC	479	Owner's consulting thru November 2021	2,915.00
11/30/21	Budinger Inc	M21128-8	Concrete testing thru November	279.30
11/18/21	Vertical Signage	111821R	Vertical signage travel reimbursement	768.61
11/22/21	Vista Title and Escrow	21-17100.7	Date down endorsement #7	109.00
Loan Draw				302,773.06

TRUE



INV #: 30069H

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANE

State: WA
Zip: 99201

Invoice #: 30069H
Invoice Date: 11/17/2021

Project: *PARKING GARAGE*

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 8	1	\$ 60,000.00		\$ 60,000.00
2	CONTRACT DRAW # 8 - WA SALES TAXES	1	\$ 12,000.00		\$ 12,000.00
3	10% RETENTION	-1	\$ 7,200.00		\$ (7,200.00)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 64,800.00
PLEASE SEND PAYMENT TO THE ABOVE ADDRESS				TOTAL	\$ 64,800.00

AIA Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069H PERIOD TO: November 17, 2021 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$400,829.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,088,513.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$2,664,714.74
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$266,471.47
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$266,471.47
6. TOTAL EARNED LESS RETAINAGE	\$2,398,243.27
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,333,443.27
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$64,800.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$690,269.94
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$221,722.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$400,829.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$400,829.00	\$0.00
NET CHANGES by Change Order	\$400,829.00	

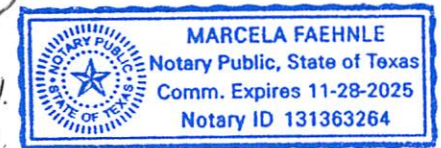
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Marcela Faeahnle
 By: _____ Date: November 17, 2021
 State of: Texas

County of: Dallas

Subscribed and sworn to before
 me this 17th day of November, 2021.

Notary Public: Marcela Faeahnle
 My Commission expires: 11-28-2021



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$64,800.00
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:	30069H
APPLICATION DATE:	November 17, 2021
PERIOD TO:	November 17, 2021
ARCHITECT'S PROJECT NO:	

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	638,599.78	15,000.00	0.00	653,599.78	97.08%	19,635.37	65,359.98
	Helix - Entry/Exit ramps	343,738.75	174,000.00	0.00	0.00	174,000.00	50.62%	169,738.75	17,400.00
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	258,299.84	15,000.00	0.00	273,299.84	75.13%	90,454.12	27,329.98
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	206,465.41	10,000.00	0.00	216,465.41	83.22%	43,655.35	21,646.54
	OH&P	197,466.33	153,665.34	10,000.00	0.00	163,665.34	82.88%	33,800.99	16,366.53
	Allowances - Material Variance	215,294.00	169,470.58	10,000.00	0.00	179,470.58	83.36%	35,823.42	17,947.06
	Sales Tax	219,654.63	176,964.16	12,000.00	0.00	188,964.16	86.03%	30,690.47	18,896.42
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$3,088,513.21	\$2,592,714.74	\$72,000.00	\$0.00	\$2,664,714.74	86.28%	\$423,798.47	\$266,471.48

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 11/17/2021

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 64,800.00

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 11/17/2021

Colvico, Inc.
PO Box 2682
Spokane, WA 99220
(509) 536-1875

Invoice

Invoice Number
3283
Invoice Date
12/2/2021

Bill To: InCity Properties, Inc.
1421 34th Avenue
Suite 300
Seattle, WA 98122

Re: Parking Parkade Garage/Avista
511 W Main Avenue

Spokane, WA 99201

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
10141			Net 30 Days	1/1/2022
Description				Price
Install EV Charger at Parkade Parking				3,523.00

Subtotal	\$	3,523.00
Sales Tax (if applicable)	\$	317.07
Less Retainage	\$	0.00
Total Due	\$	3,840.07

Thank you for your business!

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 88894

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 45731N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
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Invoice #: 88894	Date: 11/19/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	See below.			4,870.00
Total:				4,870.00
Sales Tax:				438.30
Current Due:				5,308.30

Replaced lights not working on Yellow Level as quoted.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 88952

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 45922N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
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Invoice #: 88952	Date: 12/07/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
2.500	Two Man Labor		150.000	375.00
Total:				375.00
Sales Tax:				33.75
Current Due:				408.75

Troubleshoot lights not working on exit ramp ; checked sockets and splices for light on double helix ramp ; found no issues ; the CFL's were dark and no longer working ; recommended to Todd to replace lamps.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 88842

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 45757N PARKADE 511 W MAIN AVENUE SPOKANE, WA 99201
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Invoice #: 88842	Date: 11/12/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
2.000	One Man Labor		90.000	180.00
7.500	Two Man Labor		150.000	1,125.00
	Materials			220.79
			Total:	1,525.79
			Sales Tax:	137.32
			Current Due:	1,663.11

Troubleshoot lights not working on Red and Blue levels ; various repairs made on both levels.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 88451

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 45672N ABM PARKING - PARKADE 511 W MAIN AVENUE SPOKANE, WA 99201
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Invoice #: 88451	Date: 09/16/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
1.000	Labor		115.000	115.00
			Total:	115.00
			Sales Tax:	10.35
			Current Due:	125.35

Troubleshoot HVAC circuit in common area ; replaced faulty breaker with spare from panel.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 88381

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 45602X ABM PARKING 418 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 88381	Date: 08/31/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
1.000	Labor Incl Bucket Truck		150.000	150.00
1.500	One Man Labor		115.000	172.50
	Materials			91.49
			Subtotal:	413.99
			Sales Tax:	37.26
			Total:	451.25

Repaired light on sign ; replaced (1) time clock.

Bucket Truck.

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
12/10/2021	360081

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Justin			Net 30	1/9/2022
Item Code	Description	Quantity	Price Each	Amount
Hydro - Large	511 W Main Ave. Ran large jetter upstream from sediment tank using a warthog and thruster nozzle and 40ft of hose.		455.00	455.00
Multi line mnt	Maintenance on multiple floor drains using a large cutter and 45' of cable on a 100 machine. One was blocked and our professional got it clear using a spade and 50' of cable on a 300 machine.	3	205.00	615.00
Sewer	2nd man 3210 - Spokane City TAX	4	145.00 9.00%	580.00 148.50
Thanks for your business - we appreciate it!			Total	\$1,798.50
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$1,798.50

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
10/28/2021	358978

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	11/27/2021
Item Code	Description	Quantity	Price Each	Amount
Minimum 2" Ho...	511 W Main Ave Serviced the floor drain in basement next to elevator windows of unknown blockage using a small cutter out 55 feet. The line is now flowing.	1	145.00	145.00
Parking	Parking 3210 - Spokane City TAX	1	5.00 9.00%	5.00 13.50
Thanks for your business - we appreciate it!			Total	\$163.50
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$163.50

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
10/1/2021	358084-3

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	10/31/2021
Item Code	Description	Quantity	Price Each	Amount
Hydro - Large	511 W Main Ave Serviced silt collection tank and main line of mortar/concrete using large jetter with warthog nozzle 50 feet upstream and 40 feet downstream. The line is now flowing. 3210 - Spokane City TAX	1	455.00 9.00%	455.00 40.95
Thanks for your business - we appreciate it!			Total	\$495.95
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$495.95

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
9/28/2021	358084

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	10/28/2021
Item Code	Description	Quantity	Price Each	Amount
Minimum 2" Ho...	511 W Main Serviced east side floor drain in basement using hand tools of wet concrete/mortar. Needs to be removed immediately and jetted to prevent serious damage.	1	145.00	145.00
Parking	Parking 3210 - Spokane City TAX	1	5.00 9.00%	5.00 13.50
Thanks for your business - we appreciate it!			Total	\$163.50
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$163.50

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
4/9/2021	353675

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Luis			Net 30	5/9/2021
Item Code	Description	Quantity	Price Each	Amount
Plumbing	511 W Main			
	Plumbing Issues; Installed a cleanout to help the Jetter hose out in the 4" storm drain. After going through to many 90 turns. No cleanouts on system except the top floor and bottom floor.		240.30	240.30
	Scope of work; Cut saddle section out of 4" cast iron pipe. Then pulled out the Jetter hose. Installed 4" clean out. 3210 - Spokane City TAX		8.90%	21.39
Thanks for your business - we appreciate it!			Total	\$261.69
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$261.69

Charlie Bauman

From: TJ Bolser <tbolser@dc-engineers.com>
Sent: Friday, December 17, 2021 11:08 AM
To: Charlie Bauman; Craig Crowley
Subject: RE: Parkade Nov Inspection Report

Charlie,
This looks good to approve I don't have any comments.
Thanks,

TJ Bolser, PE | Project Manager
DCI Engineers, Spokane
E: tbolser@dc-engineers.com • **D:** 509.227.6906

From: Charlie Bauman <charlie@guntowercapital.com>
Sent: Friday, December 17, 2021 11:01 AM
To: Craig Crowley <ccrowley@dc-engineers.com>; TJ Bolser <tbolser@dc-engineers.com>
Subject: FW: Parkade Nov Inspection Report

TJ, Craig – attached is the November report from Dan. Will you please review and send me your approval or any comments?

Work has winded down and Keith and the crew will be wrapped with work for this year, likely by the end of the week. They will return in February or March to pick things back up.

Thanks.

Charlie Bauman
425-802-3352

From: Dan Suver <dan@rafterycre.com>
Sent: Monday, December 13, 2021 10:12 AM
To: Charlie Bauman <charlie@guntowercapital.com>
Subject: Parkade Nov Inspection Report

Dan Suver, Managing Partner
RafterySuver, LLC
1201 Third Avenue, Suite 3000
Seattle, WA 98101
206-510-6969
dan@rafterycre.com

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
4/7/2021	353382

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
			Net 30	5/7/2021
Item Code	Description	Quantity	Price Each	Amount
Plumbing	<p>511 W Main Ave</p> <p>Plumbing Issues; Originally has bid for 8 cleanouts. Spoke with Steve and found out there are 9 cleanouts.</p> <p>Parkade has 9 - 4" cast-iron clean-out caps that can't be removed to service the storm drain</p> <p>Recommendation; Cut out cast-iron caps and replace with ABS caps.</p> <p>Scope of work; The cast-iron of this time is thicker and harder than current. Took diamond grinder blade and carbide blades plus a cold chisel and 4 lb. sledge hammer to remove each plug. Replaced with 4" ABS caps so not to rust on.</p>		2,250.00	2,250.00
	3210 - Spokane City TAX		8.90%	200.25
Thanks for your business - we appreciate it!			Total	\$2,450.25
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$2,450.25

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
4/12/2021	353396-2

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Justin			Net 30	5/12/2021
Item Code	Description	Quantity	Price Each	Amount
Multi line mnt	511 W Main	1.5		
	<p>Checked and serviced floor drains on multiple floors.</p> <p>Most have broken grates.</p> <p>East side gray floor drain is in rough condition.</p> <p>Two were completely backed up and are now flowing.</p> <p>Recommend replacing the drain covers for the ones that are broken to avoid large objects from getting in the drain line.</p> <p>3210 - Spokane City TAX</p>		205.00	307.50
			8.90%	27.37
Thanks for your business - we appreciate it!			Total	\$334.87
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$334.87

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
4/8/2021	353396

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Justin			Net 30	5/8/2021
Item Code	Description	Quantity	Price Each	Amount
Hydro - Large	511 W Main Ave. Maintenance through 2 basement sediment tanks upstream 70ft. Maintenance through drain on east basement entrance using warthog nozzle to sediment tank. North facing exit drain grate was stuck on and could not remove with a hammer and dig bar. Basement floor drain serviced using small jetter and 80ft of hose. No access to water for the floor drains on the other levels. Ran maintenance through 9 roof drains running 60ft down through the horizontal line.	5	455.00	2,275.00
Sewer	2nd Man	7	145.00	1,015.00
Sewer	Jetter hose is stuck in roof vent 150ft in the line with multiple 90 degree angles. Going to cut an access tomorrow and see about getting the hose and nozzle out Monday. 3210 - Spokane City TAX	2	145.00	290.00
			8.90%	318.62
Thanks for your business - we appreciate it!			Total	\$3,898.62
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$3,898.62



5804 N Freya St
Spokane WA 99217
(509) 487-4419
Dani.cityglass@gmail.com

Invoice

DATE	10/05/2021
INVOICE #	1246
TERMS	NET 30
AMOUNT DUE	\$986.45

BILL TO
Gun Tower & Incity
(509) 995-6798

SERVICE LOCATION
(509) 995-6798
steveh@incityinc.com

JOB#	PO	DESCRIPTION
60796296	Parkade	

Description	Qty	Rate	Total
Safety Glass Install laminated glass in arched glass 60" X 96" Laminated	1.00	\$905.00	\$905.00
Spokane City		9.00%	\$81.45

CUSTOMER MESSAGE
Thank you for supporting our small business. Please remit payment at your earliest convenience!

CUSTOMER SIGNATURE

Invoice Total:	\$905.00
Deposits (-):	\$0.00
Tax:	\$81.45
Total Due:	\$986.45



5804 N Freya St
Spokane WA 99217
(509) 487-4419
Dani.cityglass@gmail.com

Invoice

DATE	09/08/2021
INVOICE #	1236
TERMS	NET 30
AMOUNT DUE	\$299.75

BILL TO
Gun Tower & Incity Todd, 217-6692 (509) 995-6798

SERVICE LOCATION
Todd, 217-6692 (509) 995-6798 ann@incityinc.com

JOB#	PO	DESCRIPTION
60774557	PARKADE	

Description	Qty	Rate	Total
Board Up Board up 60" X 96" Arched	1.00	\$275.00	\$275.00
Spokane City		9.00%	\$24.75

CUSTOMER MESSAGE
Thank you for supporting our small business. Please remit payment at your earliest convenience!

CUSTOMER SIGNATURE

Invoice Total:	\$275.00
Deposits (-):	\$0.00
Tax:	\$24.75
Total Due:	\$299.75

Subtotal	\$1,852.42
Sales Tax (9.0%)	\$166.72
Total	\$2,019.14
Payments/Credits	\$0.00
Balance Due	\$2,019.14

Invoice

The Genuine. The Original.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

Date: 11/30/2021

Invoice No. 493113

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: PARKADE 511 W MAIN AVE
SPOKANE WA

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 523103 P Falls-CommI

Terms : Date of Installation

Salesman: MYERS;KYLE L.

Reference: Work Order 523103

PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$380.50	\$380.50

★ ★
Thank You ★ ★

30 NOV 2021

INSPECTED DOOR, PUT BELL MOUTH BACK INTO POSITION, PULLED GUIDES, CENTERED STRUTS, FIXED BENT GUIDE END, REINSTALLED, LUBRICATED AND SERVICED DOOR, VERIFIED DOOR OPERATION. THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL DAY!

Subtotal:	\$380.50
Sales Tax:	\$34.24
Payments:	\$0.00
Total Due:	\$414.74

05INCITYIN

493113

Payment is due upon completion. Any amounts past due 30 days or more are subject to finance charges of 1 1/2 % monthly.

Overhead Door Company Of Spokane/CDA

Telephone:

(509) 926-9200

(208) 773-0502

Fax:

(208) 773-1248

Contractors License Numbers

Idaho Public Works # 11691-B-4(08100)

Idaho State #RCE-285

Washington State #OVERHDC072L5

Oregon State # 69132

The Genuine. The Original.



Proposal #: 1-3996

Q 12139

PROPOSAL SUBMITTED TO: IN CITY				Date 10/12/2021		Attention STEVE			
STREET 511 W MAIN AVE				Job Name 15X8 671 SERIES GRILL DOOR					
City SPOKANE		State WA		ZipCode		Job Location PARKADE			
Phone Number 509 995 6798		Fax Number steveh@incityinc.com		Job Phone 509 995 6798					
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	MOUNTING	JAMB TYPE
1	1	671	15' 0"	8' 3"	15' 0"	8' 3"	EXISTING	INT FACE	CONC

FURNISH AND INSTALL:

The above sized 671 series rolling door(s) as manufactured by the Overhead Door Corporation. Door standard features to include the following: Curtain will be fabricated of horizontal 5/16" diameter galvanized steel rods spaced vertically 2" on center maximum and a network of vertically interlocking links spaced horizontally 9" on center. Bottom bar will be an extruded aluminum tubular shape. Guides will be extruded aluminum shapes with continuous silicon treated wool-pile strips or PVC inserts. Brackets will be minimum 3/16" thick steel plate to support the barrel and counterbalance. Counterbalance will be helical torsion springs housed in a steel pipe with a deflection limited to .03" per foot of span (width) and adjustable by means of an external tension wheel.

PROPOSAL TO INCLUDE THE FOLLOWING:

Item 1 above to feature the following:

- (15) HOOD, Round Hood.
- (15) FINISH, Bottom Bar Only, Slope 6".
- (1) Heavy Duty Bearings.
- (124) SPRINGS, 100,000 Cycle.

INSTALL THE 15' 0" X 8' 3" COMMERCIAL GRADE 671 SERIES STEEL GRILL DOOR WITH A HOOD, GUIDES, SLOPING BOTTOM BAR, HEAVY DUTY BEARINGS, AND UPGRADED 100,000 CYCLE SPRINGS.

MY TECH CONFIRMED WE'LL NEED A NEW DOOR.

WILL INSTALL WITH GENIE LIFTS.

QUOTED FOR REGULAR 8AM - 4 PM HOURS. MONDAY THROUGH FRIDAY.

PREVAILING WAGE IS EXTRA.

WILL RE-USE THE EXISTING OPERATOR.

QUOTE INCLUDES REMOVE AND HAUL OF EXISTING DOOR.

ALL FRAMING, BACKING, CONDUIT, ELECTRICAL, AND MOVING OBSTRUCTIONS BY OWNER.

QUOTE IS VALID UNTIL 10-31-21. .

We hereby propose to complete in accordance with above specification, for the sum of:

Eight Thousand Five Hundred Sixty One Dollars and No Cents

8,561.00 plus sales tax

Signature

Kyle Myers - Commercial Sales Manager

Direct Dial: 509-220-6500

TERMS AND CONDITIONS

Payment to be made as follows:

Prices subject to change if not accepted in 30 days.

BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.) If a waiver of subrogation is required, add: \$150.00. For performance and payment Bonding, add: 3.5% to the contract amount.

50% Paid - \$4,280.50

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser:

Parkade Parking Garage

Signature

Owner agent

Title

10/19/2021

Date of Acceptance



PlumbEZ

Parkade- Ann@incityinc.com

✉ ann@incityinc.com

INVOICE	#1092
SERVICE DATE	Oct 15, 2021
DUE	upon receipt
AMOUNT DUE	\$129.71

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187

✉ Plumbezspokane@gmail.com

INVOICE

Services	amount
10/07/21- mini water heater installation removed old and installed new customer supplied 6 gal water heater	\$119.00
Subtotal	\$119.00
Tax (3210-city of spokane 9%)	\$10.71
Total	\$129.71

Thank you for choosing PlumbEZ!
Quality plumbing made easy.
Please share your experience with others by leaving us a review!
Google- <https://maps.app.goo.gl/bMx3M>
Facebook - www.facebook.com/spokaneplumbers
Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#955
SERVICE DATE	Jun 25, 2021
DUE	upon receipt
AMOUNT DUE	\$272.25

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbezspokane@gmail.com

INVOICE

Services	amount
Replace 1 1/2" water valve removed old split ball valve and replaced with 1-1/2" ball valve	\$150.00
Materials	amount
Ball valve 1-1/2 inch ball valve	\$100.00
Subtotal	\$250.00
Tax (3210-city of spokane 8.9%)	\$22.25
Total	\$272.25

Thank you for choosing PlumbEZ!
Quality plumbing made easy.
Please share your experience with others by leaving us a review!
Google- <https://maps.app.goo.gl/bMx3M>
Facebook - www.facebook.com/spokaneplumbers
Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>

INVOICE

12/1/2021
INVOICE # 1

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
12/1/21	6% Development Fee on Hard Costs Thru November 2021	\$204,451.97

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$204,451.97					\$204,451.97

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 3,407,532.78
Earned Fee	\$ 204,451.97

Washington Trust Bank	12/20/2021														
Construction Administration	Draw #8														
Borrower:	Parkade Investors LLC														
Description	Initial Approved Budget	Prior Reallocations	Current Reallocations	Revised Budget	Closing	D1	D2	D3	D4	D5	D6	D7	D8	Total Funded to Date	Balance Remaining
GC HARD COSTS															
Baker Contract	1,306,001.00	38,241.00	(418,033.53)	926,208.47		133,568.47	61,805.37	68,475.81	155,706.18	21,201.86	183,146.97	302,303.81		926,208.47	-
Baker Sales Tax	151,104.00	-	(68,022.96)	83,081.04		12,513.26	5,790.19	6,415.10	14,751.11	2,008.60	17,350.77	24,252.01		83,081.04	-
Contingency - Owner	391,801.00	(38,241.00)	486,056.49	839,616.49										-	839,616.49
	-	-		-										-	-
	-	-		-										-	-
BKB Contract (Includes sales tax)	2,687,684.21	400,829.00		3,088,513.21		81,306.55	82,356.39	48,655.45	191,303.32	933,788.88	674,342.78	321,689.90	64,800.00	2,398,243.27	690,269.94
Contingency	1,010,802.42	(368,070.71)		642,731.71										-	642,731.71
Sales Tax (for contingency)	89,961.37	(32,758.29)		57,203.08										-	57,203.08
	-	-		-										-	-
	-	-		-										-	-
Phase II Construction	3,436,727.00	-		3,436,727.00										-	3,436,727.00
Phase III Construction	1,339,659.00	-		1,339,659.00										-	1,339,659.00
Phase IV Construction	1,172,652.00	-		1,172,652.00										-	1,172,652.00
	-	-		-										-	-
	-	-		-										-	-
Sub-Total GC Hard Cost	11,586,392.00	0.00	-	11,586,392.00	-	227,388.28	149,951.95	123,546.36	361,760.61	956,999.34	874,840.52	648,245.72	64,800.00	3,407,532.78	8,178,859.22

INVOICE

From

RaffertySuver LLC

Invoice ID

479

PO Number

20110 Parkade Nov Inv

Issue Date

12/01/2021

Due Date

12/31/2021 (Net 30)

Subject

20110 Parkade Nov Inv

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	11.00	\$265.00	\$2,915.00
Amount Due				\$2,915.00



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-8
Date: November 30, 2021
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: November 30, 2021

Contract Amt \$35,950.00 Billed to Date \$8,442.67 Amt Remaining \$27,507.33

Professional Services

Staff		Hours	Rate	Amount
Administrator II	Pendell, Thomas W	.20	65.00	\$13.00
Administrator III	Harwood, Kara A.	.40	65.00	\$26.00
Engineer IV	Black, Thomas B.	.50	150.00	\$75.00
Quality Professional III	Murray, Johnathan T	2.25	70.00	\$157.50
Total Service Amount:				\$271.50

Reimbursable Expenses

	Amount
C: Mileage	\$7.80
	\$7.80

Total This Invoice \$279.30

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
---------	--------	---------	-------	---------	---------

Expense Reimbursement

Employee Name: Ann Surbridge
Department:

Itemized Expenses

[illegible]

Don't forget to attach receipts!

Employee Signature

Date _____

Approval Signature

Date _____

Ann Surbridge

From: Alaska Airlines <service@ifly.alaskaair.com>
Sent: Thursday, November 18, 2021 2:59 PM
To: Ann Surbridge
Subject: Your confirmation receipt: KEARLQ for your flight to Spokane on 12/1/21.

Alaska®



Ann,
you're all set.

We can't wait to see you on board. Before you fly, [view full reservation details](#) or make changes to your flight online.

MANAGE TRIP

Confirmation code:

KEARLQ

Summary of airfare charges

Ann Surbridge

Mileage Plan # ****5222

Ticket 0272120255473

Base fare and surcharges	\$412.10
Taxes and other fees	\$59.71
Per-person total	\$471.81

Total charges for air travel **\$471.81**

[View all taxes, fees and charges.](#)

Nonrefundable fare of \$471.81 from My wallet account was applied toward the total.

Trip insurance by Allianz Global Assistance

Purchase travel insurance benefits and travel assistance services for your trip from [Allianz Global Assistance](#). [Learn more.](#)



Next time book with miles.

Ann Surbridge

From: Alaska Airlines <service@ifly.alaskaair.com>
Sent: Thursday, November 18, 2021 2:35 PM
To: Ann Surbridge
Subject: Your confirmation receipt: RIJPDH for your flight to Spokane on 12/7/21.

Alaska®



**Ann,
you're all set.**

We can't wait to see you on board. Before you fly, [view full reservation details](#) or make changes to your flight online.

MANAGE TRIP

Confirmation code:

RIJPDH

Alaska

Flight 2491

Bombardier Q400

Turboprop

Traveler(s)

Ann Surbridge

Seat: 16B, Class: N (Coach)

Flight Operated by Horizon Air as AlaskaHorizon. Check in with Alaska Airlines.

Tue, Dec 07
08:00 AM

SEA

Seattle



Tue, Dec 07
09:05 AM

GEG

Spokane

Alaska

Flight 2205

Embraer ERJ 175

Traveler(s)

Ann Surbridge

Seat: 16B, Class: L (Coach)

Flight Operated by Horizon Air as AlaskaHorizon. Check in with Alaska Airlines.

Tue, Dec 07
05:30 PM

GEG

Spokane



Tue, Dec 07
06:38 PM

SEA

Seattle

Summary of airfare charges

Ann Surbridge

Mileage Plan # ****5222

Ticket 0272120254885

Base fare and surcharges	\$249.30
Taxes and other fees	\$47.50
Per-person total	\$296.80

Total charges for air travel **\$296.80**

[View all taxes, fees and charges.](#)

Nonrefundable fare of \$296.80 from My wallet account was applied toward the total.

Trip insurance by Allianz Global Assistance

Purchase travel insurance benefits and travel assistance services for your trip from [Allianz Global Assistance](#). [Learn more.](#)



Next time book with miles.

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.7	11/22/2021	\$109.00	12/22/2021	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #7 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 9

Submitted: 1/19/2022

Date	Payee	Ref	Memo	DR.
01/03/22	BKB / Paragon	BKB 9	Ninth billing	70,162.91
12/02/21	Colvico, Inc.	3283	Install 6 EV chargers - TAX ONLY	317.07
12/29/21	Merit Electric	89141	Troubleshoot lights not working on Green and Grey	196.20
09/07/21	EB Installations	921	Building slab repairs and grout sealing	435.60
12/22/21	Spokane Powersports	980382	Kubota plow attachment	1,468.19
01/03/22	RafterySuver LLC	522	Owner's consulting thru December 2021	3,796.87
12/22/21	Vista Title and Escrow	21-17100.8	Date down endorsement #8	109.00
Loan Draw				76,485.84

TRUE



INV #: 300691

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANYInvoice #: 300691Property: PARKADEState: WAInvoice Date: 1/3/2022City: SPOKANEZip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 9	1	\$ 75,458.78		\$ 75,458.78
2	CONTRACT DRAW # 9 - WA SALES TAXES	1	\$ 2,500.00		\$ 2,500.00
3	10% RETENTION	-1	\$ 7,795.88		\$ (7,795.88)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 70,162.91

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

TOTAL**\$ 70,162.91**

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM BKB PARAGON NORTHWEST, LLC CONTRACTOR: 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 300691 PERIOD TO: January 03, 2022 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

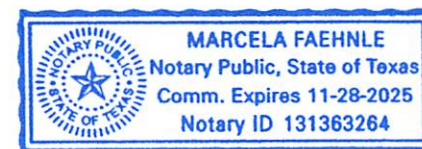
1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$400,829.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$3,088,513.21
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$2,742,673.53
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$274,267.35
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$274,267.35
6. TOTAL EARNED LESS RETAINAGE	\$2,468,406.18
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,398,243.27
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$70,162.91
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$620,107.03
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$224,222.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$400,829.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$400,829.00	\$0.00
NET CHANGES by Change Order	\$400,829.00	

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 completed 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: Marcela Hernandez
 By: _____
 State of: Texas
 County of: Dallas
 Subscribed and sworn to before
 me this 3rd day of January, 2021.
 Notary Public: Marcela FaeHNLE
 My Commission expires: 11-28-2025

Date: January 03, 2022



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$70,162.91

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

30069I
January 03, 2022
January 03, 2022

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User Notes:

(3B9ADA9)

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 01/03/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 70,162.91


Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 01/03/2022

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST. SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 11/17/2021

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 64,800.00

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:



Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 01/03/2022

Colvico, Inc.
PO Box 2682
Spokane, WA 99220
(509) 536-1875

Invoice

Invoice Number
3283
Invoice Date
12/2/2021

Bill To: InCity Properties, Inc.
1421 34th Avenue
Suite 300
Seattle, WA 98122

Re: Parking Parkade Garage/Avista
511 W Main Avenue

Spokane, WA 99201

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
10141			Net 30 Days	1/1/2022
Description				Price
Install EV Charger at Parkade Parking				3,523.00

ONLY PAY SALE TAX OF \$317.07

Subtotal	\$	3,523.00
Sales Tax (if applicable)	\$	317.07
Less Retainage	\$	0.00
Total Due	\$	3,840.07

Thank you for your business!

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89141

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46101N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89141	Date: 12/29/21	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
1.000	Two Man Labor		180.000	180.00
Total:				180.00
Sales Tax:				16.20
Current Due:				196.20

Troubleshoot lights not working on Green and Grey Levels ; found the breaker 35 PLC control on Grey Level landing was turned off which controls the contactor Green and Grey Levels.

INVOICE

InCity / Parkade
511 W Main Ave
Spokane, Wa 99201

EBInstallations

17712N. Judy Dr.
Colbert, WA. 99005
Phone: (509) 954-9652
Email: ebinstall90@gmail.com

Payment Terms	3 Days
Invoice #	000921
Date	09/07/2021
Business / Tax #	8.87

Description

Total

Labor and materials	\$400.00
---------------------	----------

Set 2 slabs granite building base shoe. Re grout slabs on south exterior as needed. Seal southwestern side at flashing with NP1 sealant.

Subtotal	\$400.00
sales tax	\$35.60
Total	\$435.60

Notes:

Parkade exterior repairs

InCity / Parkade

Spokane Powersports Inc
1925 E Francis Ave
Spokane, WA 99208
(509) 467-8185

Receipt Number: 980382
12/22/2021 12:32 PM
Salesperson: RJT1
Cashier: RJT1

STEVE HARDING

Home: 509-995-6798

Special Order #43050

QTY	DESCRIPTION	AMOUNT
1	UTV PLOW MOUNT KUBOTA P/N 10-6025	105.99
1	KFI PRO POLLY BLADE 60" P/N 10-5860	548.99

Sold Now

QTY	DESCRIPTION	AMOUNT
1	KFI UTV PLOW BASE PUSH TUBE P/N 573960	299.99
1	KFI STEALTH SERIES WINCH 3500 P/N 10-0202	391.99

Invoice Totals

Sold Now Taxable	691.98
Sold Now Sales Tax	62.28
Sold Now Sub-total	754.26
Special Order Taxable	654.98
S/O Sales Tax	58.95
Special Order Sub-total	713.93
Deposit for Special Order	713.93
Invoice Sub-total	1,468.19
Total Amount Due	1,468.19
MC/V/D	1,468.19
850 KUBOTA RTV XG850 2021 PLASTIC PLOW POLY SCRAPER	

Thank you for your business!

No returns on special orders or electrical parts
Absolutely no returns on helmets, clearance, sale merchandise or tools.
No returns after 30 days!
Returns subject to a 25% restock fee!

Invoice Number: 980382
Special Order #: 43050

STEVE HARDING

Home: 509-995-6798

QTY	DESCRIPTION	AMOUNT
1	UTV PLOW MOUNT KUBOTA P/N 10-6025	105.99
1	KFI PRO POLLY BLADE 60" P/N 10-5860	548.99

Sub-total	654.98
Sales Tax	58.95
Total On Order	713.93
Remaining Balance	0.00

850 KUBOTA RTV XG850 2021
PLASTIC PLOW POLY SCRAPER

INVOICE

From **RaffertySuver LLC**

Invoice ID **522**
PO Number 20110 Parkade Dec inv
Issue Date 01/03/2022
Due Date 02/02/2022 (Net 30)
Subject 20110 Parkade Dec Inv

Invoice For **Gun Tower**
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Product	[20110] Parkade Spokane: Fuel	1.00	\$148.20	\$148.20
Product	[20110] Parkade Spokane: Lodging	1.00	\$196.05	\$196.05
Product	[20110] Parkade Spokane: Meals	1.00	\$7.62	\$7.62
Service	Consulting services	13.00	\$265.00	\$3,445.00

Amount Due \$3,796.87

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.8	12/22/2021	\$109.00	01/21/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #8 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 10

Submitted: 2/28/2022

Date	Payee	Ref	Memo	DR.
02/09/22	McKinstry Lighting	10167034	Lighting mobilization	4,950.00
02/01/22	Zipline	29996	Website redesign	900.00
02/14/22	Spokane Tree Pro	3634	Plaza tree removal	2,719.78
01/29/22	RafterySuver LLC	528	Janaury consulting fees	1,656.25
01/21/22	Vista Title and Escrow	21-17100.9	January datedown endorsement #9	109.00
Loan Draw				10,335.03

TRUE

INVOICE

251268 **Parkade Investors LLC**
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10167034
INVOICE DATE: 02/09/22
JOB: 122215-
APPLICATION #: 1
PAY TERMS: NET 30

Feb Bill
February Progress Invoice

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	5,000.00
CURRENT BILLING	5,000.00
SALES TAX	450.00
LESS RETENTION	500.00
INVOICE TOTAL	\$4,950.00

**REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124**

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799

APPLICATION AND CERTIFICATE FOR PAYMENT

OWNER: Parkade Investors LLC PROJECT: Spokane Parkade Lighting

APPLICATION NO: 1

Internal Approval	
Super	
Engineer	
Accounting	

TN: Charles
Address: 511 West Main Ave St. Spokane, WA 99201

PERIOD TO: February
PROJECT NO's: 122215-001

GL CODE:
CONTRACT DATE: January 19, 2022

OM (CONTRACTOR): McKinstry Co LLC

INVOICE NUMBER: 10167034

McKINSTRY JOB # 122215-001

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change orders approved	ADDITIONS	DEDUCTIONS	
Previous months by			
Owner			
Total			-
Approved this month			
Number			
Date approved			
Totals	-	-	-
Net change by Change Orders			-

I, undersigned Contractor, certify that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed 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: MCKINSTRY COMPANY

[Signature] Date: 02/09/22

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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.

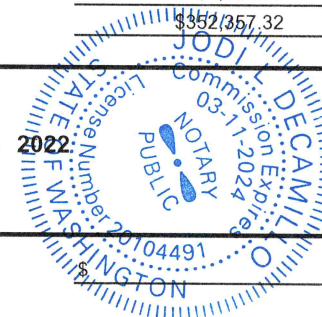
Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE	\$356,357.32
4. TOTAL COMPLETED & STORED TO DATE	\$5,000.00
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	\$500.00
(Total in Column I on G703)	
6. TOTAL EARNED LESS RETAINAGE	\$4,500.00
Plus WSST @ 9%	\$450.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$4,950.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$52,357.32
(Line 3 less Line 6)	

State of: WASHINGTON County of: KING
Subscribed and sworn to before me this 9th day of February, 2022.
Notary Public: *[Signature]*
My Commission expires: 02/24



AMOUNT CERTIFIED

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

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

Page 1 of 1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

1

PERIOD TO:

February

PROJECT NO.:

122215-001

CURRENT

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	16.67%	\$25,000.00	\$500.00
2	Lighting Materials	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$150,000.00	\$0.00
3	Labor	\$155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$155,000.00	\$0.00
4	Project Management	\$11,357.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,357.32	\$0.00
5	Rentals/ Permits	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL	\$356,357.32	\$0.00	\$5,000.00	\$0.00	\$5,000.00	1.40%	\$351,357.32	\$500.00
CHANGE ORDERS:									
CO# 1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL (Change Orders)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	GROSS TOTAL	\$356,357.32	\$0.00	\$5,000.00	\$0.00	\$5,000.00	1.40%	\$351,357.32	\$500.00
	RETENTION		\$0.00	\$500.00	\$0.00	\$500.00			
	NET TOTAL	\$356,357.32	\$0.00	\$4,500.00	\$0.00	\$4,500.00	1.26%	\$351,357.32	\$500.00

\$4,500.00



3830 E Trent Ave
Spokane, WA 99202

Parkade
Ann Surbridge

Invoice

Date: 2/1/2022

Invoice # 29996

Terms: Due on receipt

Description:	Price:
First 50% of Custom WordPress Website	900.00

Invoice Total	\$900.00	Payments/Credits	\$0.00	Balance Due	\$900.00
----------------------	----------	-------------------------	--------	--------------------	-----------------

Zipline Interactive shall have the option to assess a service charge of 1.5% per month on any unpaid overdue balance.

Charlie Bauman

From: Ann Surbridge
Sent: Friday, February 18, 2022 1:37 PM
To: Accounting
Cc: Charlie Bauman
Subject: FW: Invoice 3634 from Spokane Tree Pro

Hi Katherine,

Please pay the invoice referenced below.

PPG 1120 Landscape removal in plaza

Thank you,

Ann
206.334.7026

From: Spokane Tree Pro <quickbooks@notification.intuit.com>
Sent: Wednesday, February 16, 2022 1:56 PM
To: Ann Surbridge <ann@incityinc.com>
Subject: Invoice 3634 from Spokane Tree Pro

INVOICE 3634 DETAILS



Spokane Tree Pro

DUE 02/14/2022

\$2,719.78

Review and pay

Powered by QuickBooks

Hi Ann,

Just a friendly reminder to pay your balance on your account for tree work.

We appreciate your business and people like you!

Thank you

Spokane Tree Pro

Bill to

Ann InCity
511 w main ave

Terms

Due on receipt

Option 1

\$2,775.00T

remove everything in planter
cutdown 9 trees 2100 + 325 chip and haul + 15-20 small plants and shrubs removed
350 = \$2,775 + tax

1 X \$2,775.00

Option 2

\$0.00T

cutdown 3 main trees 1300 + 250 chip/haul
\$1,550 + tax

1 X \$0.00

Winter Discount

\$ -277.50T

10% Off

1 X \$-277.50

Subtotal	\$2,497.50
Tax (8.9%)	\$222.28
Total	\$2,719.78
Balance due	\$2,719.78

Review and pay

Spokane Tree Pro

18323 E Bow Ave Spokane Valley, WA 99016 US

509-998-2771

spokanetreepro@gmail.com

www.spokanetreepro.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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INVOICE

From

RaffertySuver LLC

Invoice ID

528

PO Number

Jan 2022 Inv

Issue Date

01/29/2022

Due Date

02/28/2022 (Net 30)

Subject

Jan 2022 inv

Invoice For

Gun Tower

1421 34th Avenue

Suite 300

Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	6.25	\$265.00	\$1,656.25
Amount Due				\$1,656.25

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.9	01/21/2022	\$109.00	02/20/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #9 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 11

Submitted: 4/21/2022

Date	Payee	Ref	Memo	DR.
04/07/22	McKinstry Lighting	10171515	First lighting materials delivery	33,660.00
04/18/22	Zipline	30403	Final 50% website redesign	900.00
03/24/22	Merit Electric	89703	Repaired red + white level lighting	6,427.00
03/10/22	Merit Electric	89547	OH door repairs	313.38
03/16/22	Merit Electric	89648	DC controller + timer repairs	1,170.00
03/30/22	Overhead Door	504104	Install new overhead door + operator	9,331.50
03/19/22	STP	3665	Plaza stump removal	789.53
04/19/22	Flattop Roofing	145358	Parkade skywalk leak repairs	4,211.16
03/14/22	DCI Engineering	174477	Structural reviews thru Feb 26th	350.00
03/31/22	RafterySuver LLC	586	Feb-March consulting fees	1,192.50
Loan Draw				58,345.07

TRUE

INVOICE

251268 **Parkade Investors LLC**
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10171515
INVOICE DATE: 04/07/22
JOB: 122215-
APPLICATION #: 2
PAY TERMS: NET 30

Apr
April Progress Invoice

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	34,000.00
CURRENT BILLING	34,000.00
SALES TAX	3,060.00
LESS RETENTION	3,400.00
INVOICE TOTAL	\$33,660.00

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799



INTERIM LIEN / CLAIM WAIVER

McKinstry Lockbox
P.O. BOX 3895
Seattle, WA 98124
(206) 832-8799

FROM: McKinstry Company PROJECT: Spokane Parkade Lighting
5005 3rd Ave South
Seattle, WA 98134
CONTACT: McKBillings@mckinstry.com CONTACT: _____
PHONE: 206-832-8799 PHONE: _____

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Parkade Investors LLC in the sum of \$ 33,660.00 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers full payment for labor, services, equipment, materials furnished and/or claims through (Date:) 04/30/2022 only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: *Lorena Gonzalez*

AR Manager
Title

Dated this 7th day of April, 2022 at
Seattle, WA

Subscribed and sworn before me this 7th day of April, 2022

Beate M
(Notary Public Signature)

State of: Washington
County of: King
My commission expires: 3-1-24

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of \$ 4,950.00 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers all payment for labor services, equipment, materials furnished and/or claims to the above referenced job through: (Date:) 02/28/2022 only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: *Lorena Gonzalez*

AR Manager
Title

Dated this 7th day of April, 2022 at
Seattle, WA



APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors LLC PROJECT:

Spokane Parkade Lighting

APPLICATION NO: 2

Internal Approval

Super

Engineer

Accounting

ATTN: Charles

PERIOD TO: April

PROJECT NO's: 122215-001

Address 511 West Main Ave St. Spokane, WA 99201

GL CODE:

CONTRACT DATE: January 19, 2022

FROM (CONTRACTOR): McKinstry Co LLC

INVOICE NUMBER: 10171515

MCKINSTRY JOB # 122215-001

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
Total			-
Approved this month			
Number	Date apprvd.		
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 completed 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: MCKINSTRY COMPANY

By: *Charles McKinstry* Date: 04/07/22

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

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE	\$356,357.32
4. TOTAL COMPLETED & STORED TO DATE	\$39,000.00
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	
(Total in Column I on G703)	\$3,900.00
6. TOTAL EARNED LESS RETAINAGE	\$35,100.00
Plus WSST @ 9%	\$3,510.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$4,950.00
(line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$33,660.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$326,157.32
(Line 3 less Line 6)	

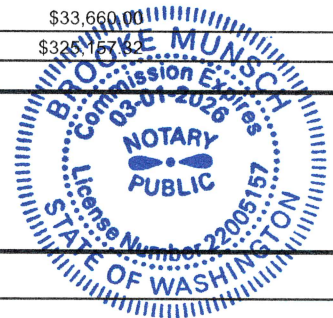
State of: WASHINGTON

County of: KING

Subscribed and sworn to before me this 7th day of April, 2022

Notary Public: *Brooke Munro*

My Commission expires: 3-1-22

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data 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 differs from the amount applied for.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

Page 2 of 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

PERIOD TO:

PROJECT NO.:

April

122215-001

CURRENT

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$5,000.00	\$2,000.00	\$0.00	\$7,000.00	23.33%	\$23,000.00	\$700.00
2	Lighting Materials	\$150,000.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	20.00%	\$120,000.00	\$3,000.00
3	Labor	\$155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$155,000.00	\$0.00
4	Project Management	\$11,357.32	\$0.00	\$2,000.00	\$0.00	\$2,000.00	17.61%	\$9,357.32	\$200.00
5	Rentals/ Permits	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL	\$356,357.32	\$5,000.00	\$34,000.00	\$0.00	\$39,000.00	10.94%	\$317,357.32	\$3,900.00
CHANGE ORDERS:									
CO# 1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL (Change Orders)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	GROSS TOTAL	\$356,357.32	\$5,000.00	\$34,000.00	\$0.00	\$39,000.00	10.94%	\$317,357.32	\$3,900.00
	RETENTION		\$500.00	\$3,400.00	\$0.00	\$3,900.00			
	NET TOTAL	\$356,357.32	\$4,500.00	\$30,600.00	\$0.00	\$35,100.00	9.85%	\$317,357.32	\$3,900.00

\$30,600.00

TYPE	QTY	MFG:	DESCRIPTION	PO	ESTIMATED SHIP DATE	SHIP FROM	CARRIER	PRO NUMBER	EST. DEL DATE
VAP	642	ELITE	4-OWVS1-LED-4000L/5000L/6000L-DIM10-MVOLT-35K/40K/50K-85	3955831	MID-MAY				
VAP	642	ELITE	FSP-311B-D-LX-W (included)	3955831	MID-MAY				
STAIR	22	ELITE	4-OSL-LED-4000L-DIM10-MVOLT-40K-85 FS-555	3955831	02/25/22	CA	HERCULES	67724139	03/02/22
WALL	38	ELITE	SCH4-WL-LED-UWM-BZ-2400L-DIM10-MVOLT-MD-40K-90	3955831	02/22/22	CA	HERCULES	67799558	02/25/22
FLOOD	8	ELITE	OFL-201-LED-6000L-DIM10-MVOLT-40K-BZ	3955831	02/22/22	CA	HERCULES	67799558	02/25/22

— 01/01/2011 —

— 24/07/11 —

— 20/08/11 —

— 31 —



turn



Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89703

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46368N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89703	Date: 03/24/22	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	See below.			5,896.33
Total:				5,896.33
Sales Tax:				530.67
Current Due:				6,427.00

Repaired lighting on Red and White Levels.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89547

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46391X PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89547	Date: 03/10/22	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
2.500	Labor		115.000	287.50
Total:				287.50
Sales Tax:				25.88
Current Due:				313.38

Disconnected old OH door and reconnected new OH door.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89648

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46126X PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89648	Date: 03/16/22	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	See below.			1,073.39
Total:				1,073.39
Sales Tax:				96.61
Current Due:				1,170.00

Troubleshoot lights staying on all the time due to control problem. Investigated and found DC control from office failed. Tried to install mechanical timer. Unable to interconnect to the mechanical timer.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

Date: 3/30/2022
Invoice No. 504104

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: 511 W MAIN AVE,
SP - 99201

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr L c # OVERHDCO72L5

Description: Work Order 522223 P Falls-Comm

Salesman: MYERS;KYLE L.

Terms : Date of Installation

Reference: Work Order 522223
PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$8,561.00	\$8,561.00

Thank You

03 MAR 2022

LABOR AND MATERIAL TO INSTALL:

(1) - 15' X 8'3" GRILL 671 SERIES DOOR WITH HOOD;
RECONNECTED EXISTING OPERATOR
DEPOSIT OF \$4280.50 PAID ON 17 NOV 2021 WITH CHECK # 10566271,
BALANCE OF \$5051.00 DUE.

THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL
DAY!

Subtotal:	\$8,561.00
Sales Tax:	\$770.50
Payments:	\$0.00
Total Due:	\$9,331.50

05INCITYIN

504104

Charlie Bauman

From: Ann Surbridge
Sent: Friday, March 4, 2022 9:58 AM
To: Accounting; Charlie Bauman
Subject: FW: Invoice 3665 from Spokane Tree Pro

Invoice referenced below for stump grinding at the Parkade.

Katherine, please pay.

Charlie, for the next draw request.

Please let me know if anything else is needed.

Thank you,

Ann
206.334.7026

From: Spokane Tree Pro <quickbooks@notification.intuit.com>
Sent: Friday, March 4, 2022 8:45 AM
To: Ann Surbridge <ann@incityinc.com>
Subject: Invoice 3665 from Spokane Tree Pro

INVOICE 3665 DETAILS



Spokane Tree Pro

DUE 03/19/2022

\$789.53

Review and pay

Powered by QuickBooks

Dear Ann InCity,

Here is your invoice! We appreciate your business and clients like you.

You can pay right online or send us a check!

Thanks

Spokane Tree Pro

Bill to

Ann InCity
511 w main ave

Terms

Net 15

Stump Grind

\$725.00T

grind of 9 stumps in flower bed \$525 + haul \$200

1 X \$725.00

Subtotal	\$725.00
Tax (8.9%)	\$64.53
Total	\$789.53
Balance due	\$789.53

Review and pay

Spokane Tree Pro

18323 E Bow Ave Spokane Valley, WA 99016 US

509-998-2771

spokanetreepro@gmail.com

www.spokanetreepro.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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Flattop Roofing & Construction Inc.

2424 Woodcrest Dr.
Post Falls, ID 83854
Washington 1-509-499-2210
Idaho 1-208-773-9139

Invoice

Date	Invoice #
4/19/2022	145358

Bill To
Parkade LLC Investors RE: 511 W. Main St. Spokane WA, 99201 Ann@incityinc.com RE: Parkade repairs

P.O. No.	Terms	Project
Parkade Awnings	Due on receipt	

Quantity	Description	Rate	Amount
	For complete inspection and identification of all leak issues that were existing. Inspect, clean and prep all bad areas and ready for bondo filler to be applied. Apply bondo and M1 sealant to bad areas and all voids and clean properly. Finally, apply RC 2000 sealant over all areas as needed and allow to set up properly. All work is complete and done so as originally proposed. After the last rain, all seams to be in good working order and water tight. Thank you for your business but more importantly your trust. WA St Sales Tax	3,867.00 8.90%	3,867.00T 344.16
Thank you for your prompt payment Sincerely, Tim Lacy, President Flattop Roofing Inc.		Total	\$4,211.16



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

March 14, 2022
Invoice No: 174477

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through February 26, 2022

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3120	2.50	140.00	350.00	
Totals	2.50		350.00	
Total Labor				350.00
		Phase Total		\$350.00
		Invoice Total		<u><u>\$350.00</u></u>

INVOICE

From

RafterySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

586

PO Number

20110 Parkade March Inv

Issue Date

03/31/2022

Due Date

04/30/2022 (Net 30)

Subject

20110 Parkade March 2022

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting services	4.50	\$265.00	\$1,192.50
Amount Due				\$1,192.50

DRAW 12

Submitted: 5/19/2022

Date	Payee	Ref	Memo	DR.
05/02/22	BKB / Paragon	30069J	Tenth billing	309,721.09
04/29/22	Merit Electric	89913	Basement exit gate wiring	596.11
04/29/22	Merit Electric	89914	Red level fixture repairs	197.04
05/16/22	Haase Landscape	28815	Raised planter renovations	4,987.45
11/30/22	Overhead Door	493113	Door inspections	414.74
04/29/22	Overhead Door	506342	Door repairs	223.46
05/01/22	RafterySuver LLC	618	April 2022 consulting fees	4,734.80
04/26/22	Vista Title and Escrow	21-17100.10	Date down endorsement #10	109.00
Loan Draw				320,983.69

TRUE



INV #: 30069J

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Invoice #: 30069J

Property: PARKADE

State: WA

Invoice Date: 5/2/2022

City: SPOKANE

Zip: 99201

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 10	1	\$ 316,009.69		\$ 316,009.69
2	CONTRACT DRAW # 10 WA SALES TAXES	1	\$ 28,124.86		\$ 28,124.86
3	10% RETENTION	-1	\$ 34,413.46		\$ (34,413.46)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 309,721.09
TOTAL					\$ 309,721.09

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069J PERIOD TO: May 02, 2022 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,086,808.08
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$308,680.81
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$308,680.81
6. TOTAL EARNED LESS RETAINAGE	\$2,778,127.27
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,468,406.18
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$309,721.09
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$3,204,085.64
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$252,347.31

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$400,829.00	\$0.00
Total approved this Month	\$2,893,699.70	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order	\$3,294,528.70	

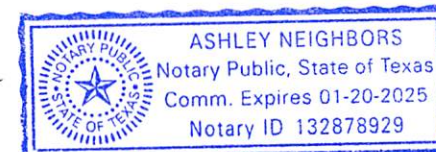
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: By: Ariana Hernandez Date: May 02, 2022
State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
me this 2nd day of May 2022

Notary Public: Ashley Neighbors
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$309,721.09
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

30069J

APPLICATION DATE:

May 02, 2022

PERIOD TO:

May 02, 2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	174,000.00	0.00	0.00	174,000.00	50.62%	169,738.75	17,400.00
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	283,299.84	0.00	0.00	283,299.84	77.88%	80,454.12	28,329.98
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	221,465.41	0.00	0.00	221,465.41	85.14%	38,655.35	22,146.54
	OH&P	197,466.33	168,665.34	0.00	0.00	168,665.34	85.41%	28,800.99	16,866.53
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	191,464.16	0.00	0.00	191,464.16	87.17%	28,190.47	19,146.42
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	0.00	344,134.55	0.00	344,134.55	14.10%	2,096,867.49	34,413.46
	CO# 4	277,477.56	0.00	0.00	0.00	0.00	0.00%	277,477.56	0.00
	CO# 5	175,220.10	0.00	0.00	0.00	0.00	0.00%	175,220.10	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$2,742,673.53	\$344,134.55	\$0.00	\$3,086,808.08	51.60%	\$2,895,404.83	\$308,680.82

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE - 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 05/02/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 309,721.09

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 05/02/2022



Parkade Plaza
511 West Main
Spokane, WA

Submitted to:

Raftery Suver LLC
Dan Suver

Submitted by:

BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

2/1/2022

2022 Budget

Description	Quantity	Unit	Unit Cost	Subtotal	Apri 30th draw	
Floor repair partial depth repairs to top layer of concrete	20000	SF	\$17.95	\$359,000.00	744	\$63,354.80
Remove and replace curb	76	LF	\$40.00	\$3,040.00		\$0.00
Use Sika 421 fast set concrete	20000	SF	\$3.69	\$73,800.00	744	\$2,745.36
Chip out below reinforcing bars	3500	SF	\$7.69	\$26,915.00		\$0.00
Armatec 110 or 1c as primer on rebar	15000	LF	\$5.00	\$75,000.00	1000	\$5,000.00
Sikadur 32 epoxy primer on concrete	500	SF	\$9.00	\$4,500.00		\$0.00
Floor repair -slab edge	300	SF	\$39.50	\$11,850.00		\$0.00
Floor repair full depth repairs to 4.5" with forming	1000	SF	\$39.50	\$39,500.00		\$0.00
Overhead repairs up to 2" in depth	12000	SF	\$32.00	\$384,000.00	900	\$28,800.00
Column repairs	300	SF	\$250.00	\$75,000.00	236	\$59,000.00
Sheetrock repairs in Rite Aid	1500	SF	\$9.00	\$13,500.00	1500	\$13,500.00
Spiral ramp - partial depth repairs, overhead	7500	SF	\$40.00	\$300,000.00		\$50,000.00
Spiral ramp full depth repairs to 7" in depth	500	SF	\$65.00	\$32,500.00		\$0.00
Extra shoring - reshoring as designed by others for full depth				\$0.00		\$0.00
Rental Cost + 20%	1	Cost + 20%	\$15,000.00	\$15,000.00	1000	\$1,000.00
Material cost for form & pour locations, vertical or horizontal + 20%	1	Cost + 20%	\$5,000.00	\$5,000.00	1000	\$1,000.00
Labor	900	Hour	\$75	\$67,500.00	40	\$3,000.00
Supervisor	150	Hour	\$100	\$15,000.00	10	\$1,000.00
Epoxy rebar dowels ~4"-8" embedment	35	Each	\$58	\$2,017.75	25	\$1,441.25
Stainless steel 1/4" pin dowels with epoxy 2" embedment	2000	Each	\$25	\$50,000.00	100	\$2,500.00
Reinforcing steel	1	Allowance	\$7,500	\$7,500.00	500	\$500.00
Replace/Add existing drain with 8" diameter and add 4" drain to deck below	1	Each	\$3,500.00	\$3,500.00		\$0.00
Remove and replace tile in clock shop for floor repair	250	SF	\$50.00	\$12,500.00		\$0.00
Install new expansion joint in clock space	1	Each	\$2,500.00	\$2,500.00		\$0.00
Remove storefront at fitness center in courtyard for column repair	1	Each	\$10,000.00	\$10,000.00		\$0.00
Slab edge repairs at elevated walkway	350	LF	\$75.00	\$26,250.00		\$0.00
Articulated lift ifcwalkway repairs accepted	2	Months	\$5,000.00	\$10,000.00		\$0.00
Scissor lifts	3	Months	\$4,500.00	\$13,500.00	1	\$4,500.00
Subtotal of Work Product				\$1,638,872.75		\$237,341.41
General Conditions	9%			\$147,498.55		\$21,360.73
Overhead	5%			\$81,943.64		\$11,867.07
Profit	6%			\$98,332.37		\$14,240.48
Shipping is \$6,100 per truckload.	15	Each	\$6,100.00	\$91,500.00		\$12,200.00
Sika 10% average surcharge on all orders	1	Each	\$57,360.55	\$57,360.55		\$5,000.00
Housing	9	Months	\$14,000.00	\$126,000.00		\$14,000.00
Subtotal Project				\$2,241,507.85		\$316,009.69
WA Sales Tax	8.90%			\$199,494.20		\$28,124.86
Preliminary 2022 Budget				\$2,441,002.04		\$344,134.55

Alternates

Silspec ReDeck epoxy structural sealer - over Rite Aid	14700	SF	\$8.91	\$130,918.20
Silspec ReDeck epoxy structural sealer	14400	SF	\$8.91	\$128,304.00
Apply dual function Sika Ferrogard 908 corrosion inhibitor and penetrating sealer	14400	SF	\$3.75	\$54,000.00

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89913

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46618N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89913	Date: 04/29/22	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
3.000	Two Man Labor		150.000	450.00
	Materials			96.89
Total:				546.89
Sales Tax:				49.22
Current Due:				596.11

Added new wiring to basement exit gate.

Merit Electric of Spokane, Inc
PO Box 3998
Spokane, WA 99220
509 535-3930



Invoice 89914

Bill to: PARKADE INVESTORS LLC 1421 34TH AVE STE 300 SEATTLE, WA 98122	Job: 46596N PARKADE INVESTORS 511 W MAIN AVENUE SPOKANE, WA 99201
---	--

Invoice #: 89914	Date: 04/29/22	Customer P.O. #:
Payment Terms: Net 30 Days		Salesperson:
Customer Code: ADMPA		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
1.000	Two Man Labor		180.000	180.00
	Materials			0.77
Total:				180.77
Sales Tax:				16.27
Current Due:				197.04

Removed fixture and safe offed wiring on Red Level near helix.

Thank you for your business!

Invoice

The Genuine. The Original.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

Date: 11/30/2021

Invoice No. 493113

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: PARKADE 511 W MAIN AVE
SPOKANE WA

Bill to: Customer ID: 05INCITYIN
IN CITY INC

Customer Ph # 5099956798

1421 34TH AVE STE 300
SEATTLE, WA 98122

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 523103 P Falls-Comm1

Salesman: MYERS;KYLE L.

Terms : Date of Installation

Reference: Work Order 523103

PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$380.50	\$380.50

30 NOV 2021

INSPECTED DOOR, PUT BELL MOUTH BACK INTO POSITION, PULLED GUIDES, CENTERED STRUTS, FIXED BENT GUIDE END, REINSTALLED, LUBRICATED AND SERVICED DOOR, VERIFIED DOOR OPERATION. THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL DAY!

Subtotal:	\$380.50
Sales Tax:	\$34.24
Payments:	\$0.00
Total Due:	\$414.74

05INCITYIN

493113

Invoice

The Genuine. The Original.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

Date: 4/29/2022
Invoice No. 506342

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: PARKADE BASEMENT EXIT DOOR.

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 606118 P Falls-Comm1

Salesman: MYERS;KYLE L.

Terms : Date of Installation

Reference: Work Order 606118

PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$205.00	\$205.00

Thank You

25 APRIL 2022
BASEMENT EXIT DOOR OPERATOR NOT WORKING.
FOUND OPERATOR NOT ON DEDICATED CIRCUIT, NEEDS TO BE
ON DEDICATED CIRCUIT. MEASURED FOR NEW OPERATOR.
THANK YOU VERY MUCH FOR YOUR BUSINESS!

Subtotal:	\$205.00
Sales Tax:	\$18.46
Payments:	\$0.00
Total Due:	\$223.46

05INCITYIN

506342

INVOICE

From

RaffertySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

618

PO Number

20110 Parkade April Inv

Issue Date

05/01/2022

Due Date

05/31/2022 (Net 30)

Subject

20110 Parkade April Inv

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	16.00	\$265.00	\$4,240.00
Product	Hotel	1.00	\$201.30	\$201.30
Product	Airfare share with Livermore Project	1.00	\$237.50	\$237.50
Product	Parking/Lyft	1.00	\$56.00	\$56.00

Amount Due

\$4,734.80

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.10	04/26/2022	\$109.00	05/26/2022	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #10 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 13

Submitted: 6/16/2022

Date	Payee	Ref	Memo	DR.
05/26/22	BKB / Paragon	30069K	Eleventh billing	324,000.00
06/10/22	Action Drain	3648164	Drain cleanout and repair	1,791.69
06/09/22	PlumbEZ	1500	Broken water pipe replacement	2,988.78
05/27/22	Vertical	V7290	Parkade signage payment #1	17,826.37
06/01/22	PI Manager, LLC	2	6% Earned Development Fee	48,041.94
05/31/22	RafterySuver LLC	642	May 2022 consulting fees	5,046.13
05/23/22	Vista Title and Escrow	21-17100.11	Date down endorsement #11	109.00
Loan Draw				399,803.91

TRUE



INV #: 30069K

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANYInvoice #: 30069KProperty: PARKADEState: WAInvoice Date: 5/26/2022City: SPOKANEZip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 11	1	\$ 330,275.23		\$ 330,275.23
2	CONTRACT DRAW # 11 WA SALES TAXES	1	\$ 29,724.77		\$ 29,724.77
3	10% RETENTION	-1	\$ 36,000.00		\$ (36,000.00)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 324,000.00
				TOTAL	\$ 324,000.00

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069K PERIOD TO: May 26, 2022 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,446,808.08
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$344,680.81
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$344,680.81
6. TOTAL EARNED LESS RETAINAGE	\$3,102,127.27
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,778,127.27
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$324,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$2,880,085.64
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$282,072.08

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order		\$3,294,528.70

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 completed 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.

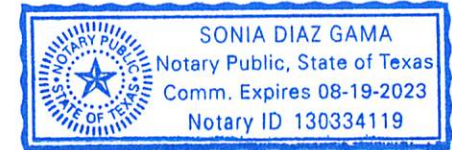
CONTRACTOR: Sonia Diaz Gama
 By: Sonia Diaz Gama
 State of: TEXAS

Date: May 26, 2022

County of: DALLAS

Subscribed and sworn to before
 me this 5/27 day of May, 2022

Notary Public: Sonia Diaz Gama
 My Commission expires: 8/19/2023



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$324,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

30069K

May 26, 2022

May 26, 2022

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	174,000.00	50,000.00	0.00	224,000.00	65.17%	119,738.75	22,400.00
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	283,299.84	35,000.00	0.00	318,299.84	87.50%	45,454.12	31,829.98
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	221,465.41	15,000.00	0.00	236,465.41	90.91%	23,655.35	23,646.54
	OH&P	197,466.33	168,665.34	15,000.00	0.00	183,665.34	93.01%	13,800.99	18,366.53
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	191,464.16	15,000.00	0.00	206,464.16	93.99%	13,190.47	20,646.42
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	344,134.55	200,000.00	0.00	544,134.55	22.29%	1,896,867.49	54,413.46
	CO# 4	277,477.56	0.00	0.00	0.00	0.00	0.00%	277,477.56	0.00
	CO# 5	175,220.10	0.00	30,000.00	0.00	30,000.00	17.12%	145,220.10	3,000.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$3,086,808.08	\$360,000.00	\$0.00	\$3,446,808.08	57.62%	\$2,535,404.83	\$344,680.81

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 05/26/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 324,000.00

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 05/26/2022

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 05/02/2022

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 309,721.09

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature:

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 05/27/2022

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
6/10/2022	364816-4

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Austin B			Net 30	7/10/2022
Item Code	Description	Quantity	Price Each	Amount
Sewer	511 W Main Prepared working area/jobsite for large jetter due to overspray. Cleanout is located 13 feet above floor, directly above exit route for cars. Diverted cars east through 4 parking directly in front of the exit. Wrapped 2 millimeter plastic around vicinity of cleanout to prevent debris from damaging any cars within perimeter. Placed tarps on basement floor and placed containers to catch falling debris.	1.5	145.00	217.50
Sewer	Second Man	3	145.00	435.00
Hydro - Large	Serviced basement overhead cleanout of heavy cast scale build up and possible dried concrete/mortar using large jetter with thruster nozzle upstream out 35 feet. Large amount of water cleared, indicating floor drain from blue level cleared. Serviced basement overhead cleanout of heavy cast scale build up and possible dried concrete/mortar using large jetter with thruster nozzle downstream out 20 feet. The line is now flowing. Cast iron pipe leads through basement floor and most likely drains into sediment tank located near job site. Confirmed water was flowing into tank.	1.75	455.00	796.25
Thanks for your business - we appreciate it!			Total	
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
6/10/2022	364816-4

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Austin B			Net 30	7/10/2022
Item Code	Description	Quantity	Price Each	Amount
Protective Cov...	Plastic wrapped around cleanout with tarps and containers on ground.		175.00	175.00
	PPE equipment consisting of; disposable suits, goggles, masks and gloves.			
Parking	Parking 4hours x2 vehicles 3210 - Spokane City TAX	4	5.00 9.00%	20.00 147.94
Thanks for your business - we appreciate it!			Total	\$1,791.69
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees			Balance Due	\$1,791.69



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#1500
SERVICE DATE	Jun 09, 2022
DUE	upon receipt
AMOUNT DUE	\$2,988.78

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbezspokane@gmail.com

INVOICE

Services	amount
water pipe replacement	\$2,457.00
get started attempt to remove pipe through concrete on monday 6/6/22. Tuesday 6/7/22 removed and replaced majority of piping. Wednesday 6/8/22 finished up the most difficult in-wall in rite aid portion. verified every floors water valves were off and turned the main water back on. replaced wall tile board on rite aids column after inspecting for any possible leaks. no leaks present and parkade water access points operate as intended. 13 hours total with 2 man crew	
1 1/2 inch galvanized water pipe broken off through 3 floors of garage parking structure through concrete. Will need to access pipe within pillar inside Rite Aid store. Jack hammer raised portion of concrete surrounding pipe on 2 levels of the parking structure to remove old pipe. Rejoined new pipe from basement level to the 4th level through existing holes in concrete	
Materials	amount
Materials	\$285.00
Roughly 30' cut and threaded to size 1 1/2" galvanized pipe. 3 Galvanized couplings, 1 tee, 4- 45 degree elbows, 2- 3" nipples, 1- 5" nipple and 1- 6" nipple.	

Subtotal	\$2,742.00
Tax (3210-city of spokane 9%)	\$246.78
Total	\$2,988.78

Thank you for choosing PlumbEZ!

Quality plumbing made easy.

Please share your experience with others by leaving us a review!

Google- <https://maps.app.goo.gl/bMx3M>

Facebook - www.facebook.com/spokaneplumbers

Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7290-Deposit
Invoice Date: May 27, 2022
Due Date: May 27, 2022
Payment Terms: Prepayment

Duplicate

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade Exterior	Prepayment	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		5/27/22

Quantity	Item	Description	Unit Price	Amount
1.00	Deposit	50% deposit on Quote #9496-R4. Scheduling and work will commence upon receipt of payment.	16,354.47	16,354.47

Thank you for your business!

Subtotal	16,354.47
Sales Tax	1,471.90
Freight	0.00
Total Invoice Amount	17,826.37
Payment/Credit Applied	0.00
TOTAL	17,826.37

We will apply finance charges of 18% per annum on accounts unpaid over 30 days

INVOICE

6/1/2022
INVOICE # 2

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
6/1/22	6% Development Fee on Hard Costs Thru May 2022	\$48,041.94

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$48,041.94					\$48,041.94

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 4,237,681.01
Earned Fee	\$ 254,260.86
TRUE	
Prior Fees	
Dev Fee #1 - D8	206,218.92
Current Fee Due	\$ 48,041.94

INVOICE

From **RaffertySuver LLC**
PO Box 2508
Seattle, WA 98111

Invoice ID **642**
PO Number 20110 Parkade May Inv
Issue Date 05/31/2022
Due Date 06/30/2022 (Net 30)
Subject 20110 Parkade May inv

Invoice For **Gun Tower**
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting services May	17.00	\$265.00	\$4,505.00
Product	Airfare	1.00	\$477.20	\$477.20
Product	parking	1.00	\$32.00	\$32.00
Product	uber \$20.97/\$10.96	1.00	\$31.93	\$31.93

Amount Due \$5,046.13

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.11	05/23/2022	\$109.00	06/22/2022	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #11 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 14

Submitted: 7/12/2022

Date	Payee	Ref	Memo	DR.
06/21/22	BKB / Paragon	30069L	Twelfth billing	223,200.00
06/28/22	McKinstry Lighting	10177788	Billing for all lighting materials - delivered	130,680.00
06/30/22	Overhead Door	510630	Basement door repair	2,810.02
06/23/22	Action Drain	365177	Blue level floor drain service	305.20
06/15/22	Action Drain	364116-2	Storm drain clean out	517.75
07/01/22	PI Manager, LLC	3	6% Earned Development Fee	21,450.78
07/04/22	RafterySuver LLC	671	June 2022 consulting fees	6,399.74
06/20/22	DCI Engineering	180095	Structural reviews thru May	1,632.50
05/31/22	Budinger Inc	M21128-9	Testing services thru May	221.30
06/23/22	Vista Title and Escrow	21.17100.12	Date down endorsement #12	109.00
Loan Draw				387,326.29

TRUE



INV #: 30069L

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANYInvoice #: 30069LProperty: PARKADEState: WAInvoice Date: 6/21/2022City: SPOKANEZip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 12	1	\$ 227,522.94		\$ 227,522.94
2	CONTRACT DRAW # 12 WA SALES TAXES	1	\$ 20,477.06		\$ 20,477.06
3	10% RETENTION	-1	\$ 24,800.00		\$ (24,800.00)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 223,200.00
				TOTAL	\$ 223,200.00

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO:	30069L	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO:	June 21, 2022	ARCHITECT:	<input type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR:	General Construction	CONTRACTOR:	<input type="checkbox"/>
				CONTRACT DATE:	March 29, 2021	FIELD:	<input type="checkbox"/>
				PROJECT NOS:	/ /	OTHER:	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

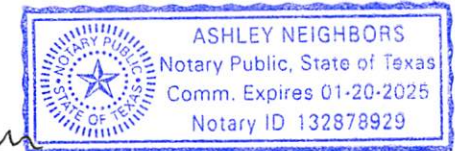
Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,694,808.08
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$369,480.81
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$369,480.81
6. TOTAL EARNED LESS RETAINAGE	\$3,325,327.27
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$3,102,127.27
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$223,200.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$2,656,885.64
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$302,549.14

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order		\$3,294,528.70

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 completed 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:
By: Ashley Neighbors Date: June 21, 2022
State of: TEXAS
County of: DALLAS
Subscribed and sworn to before
me this 21st day of June 2022
Notary Public Ashley Neighbors
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$223,200.00
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

30069L

APPLICATION DATE:

June 21, 2022

PERIOD TO:

June 21, 2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	224,000.00	75,000.00	0.00	299,000.00	86.98%	44,738.75	29,900.00
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	318,299.84	7,500.00	0.00	325,799.84	89.57%	37,954.12	32,579.98
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	236,465.41	7,500.00	0.00	243,965.41	93.79%	16,155.35	24,396.54
	OH&P	197,466.33	183,665.34	6,500.00	0.00	190,165.34	96.30%	7,300.99	19,016.53
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	206,464.16	6,500.00	0.00	212,964.16	96.95%	6,690.47	21,296.42
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	544,134.55	145,000.00	0.00	689,134.55	28.23%	1,751,867.49	68,913.46
	CO# 4	277,477.56	0.00	0.00	0.00	0.00	0.00%	277,477.56	0.00
	CO# 5	175,220.10	30,000.00	0.00	0.00	30,000.00	17.12%	145,220.10	3,000.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$3,446,808.08	\$248,000.00	\$0.00	\$3,694,808.08	61.76%	\$2,287,404.83	\$369,480.81

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 06/21/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 223,200.00

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 06/21/2022

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant:

Name of Customer:

Job Location:

Owner:

Through Date:

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ _____

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title:

Date of Signature:



INVOICE

251268 Parkade Investors LLC
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10177788
INVOICE DATE: 06/28/22
JOB: 122215-
APPLICATION #: 3
PAY TERMS: NET 30

Jun

June Progress Invoice

(Includes All Lighting that has Arrived)

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	132,000.00

CURRENT BILLING	132,000.00
SALES TAX	11,880.00
LESS RETENTION	13,200.00
INVOICE TOTAL	<u>\$130,680.00</u>

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors LLC PROJECT:

Spokane Parkade Lighting

APPLICATION NO: 3

Internal Approval

ATTN: Charles
Address 511 West Main Ave St. Spokane, WA 99201PERIOD TO: June
PROJECT NO's: 122215-001GL CODE:
CONTRACT DATE: January 19, 2022FROM (CONTRACTOR): McKinstry Co LLC
MCKINSTRY JOB # 122215-001

INVOICE NUMBER: 10177788

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
Total			-
Approved this month			
Number	Date apprvd.		
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 completed 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: MCKINSTRY COMPANY

By: *Brian Lee* Date: 6/28/2022**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data 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.

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE	\$356,357.32
4. TOTAL COMPLETED & STORED TO DATE	\$171,000.00
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	\$17,100.00
(Total in Column I on G703)	
6. TOTAL EARNED LESS RETAINAGE	\$153,900.00
Plus WSST @ 9%	\$15,390.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$35,100.00
(line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$130,680.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$219,557.32
(Line 3 less Line 6)	

State of: WASHINGTON County of: KING
 Subscribed and sworn to before me this 28th day of June, 2022
 Notary Public: *Brian Lee*
 My Commission expires: 3-1-26

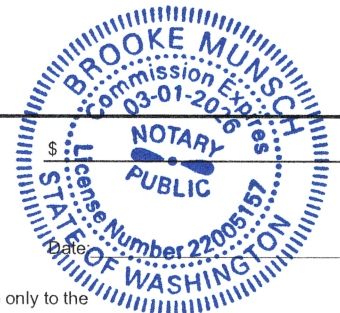
AMOUNT CERTIFIED

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

ARCHITECT:

By: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G702

Page 2 of 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

3

PERIOD TO:

June

PROJECT NO.:

122215-001

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$7,000.00	\$23,000.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	Lighting Materials	\$150,000.00	\$30,000.00	\$105,000.00	\$0.00	\$135,000.00	90.00%	\$15,000.00	\$13,500.00
3	Labor	\$155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$155,000.00	\$0.00
4	Project Management	\$11,357.32	\$2,000.00	\$3,000.00	\$0.00	\$5,000.00	44.02%	\$6,357.32	\$500.00
5	Rentals/ Permits	\$10,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	10.00%	\$9,000.00	\$100.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
SUBTOTAL		\$356,357.32	\$39,000.00	\$132,000.00	\$0.00	\$171,000.00	47.99%	\$185,357.32	\$17,100.00
CHANGE ORDERS:									
CO# 1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
SUBTOTAL (Change Orders)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
GROSS TOTAL		\$356,357.32	\$39,000.00	\$132,000.00	\$0.00	\$171,000.00	47.99%	\$185,357.32	\$17,100.00
RETENTION			\$3,900.00	\$13,200.00	\$0.00	\$17,100.00			
NET TOTAL		\$356,357.32	\$35,100.00	\$118,800.00	\$0.00	\$153,900.00	43.19%	\$185,357.32	\$17,100.00

\$118,800.00



INTERIM LIEN / CLAIM WAIVER

McKinstry Lockbox
P.O. BOX 3895
Seattle, WA 98124
(206) 832-8799

FROM: McKinstry Company PROJECT: Spokane Parkade Lighting
5005 3rd Ave South
Seattle, WA 98134
CONTACT: McKBillings@mckinstry.com CONTACT: _____
PHONE: 206-832-8799 PHONE: _____

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Parkade Investors LLC in the sum of \$ 130,680.00 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers full payment for labor, services, equipment, materials furnished and/or claims through 06/30/2022 only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: *Aurelia Sanudo*

AR Manager
Title

Dated this 28th day of June, 2022 at
Seattle, WA

Subscribed and sworn before me this 28th day of June

Brooke Munsch
(Notary Public Signature)

State of: Washington
County of: King
My commission expires: 3-1-24

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of \$ 38,610.00 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers all payment for labor services, equipment, materials furnished and/or claims to the above referenced job through: 04/30/2022 only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: *Aurelia Sanudo*

AR Manager
Title

Dated this 28th day of June, 2022 at
Seattle, WA



Customer: Melody

Order #: 2A 87721

PO#: 220 2714

Date: 6/5

PLATT ELECTRIC
SPOKANE
51624900-3

DIRECT/INDIRECT
OUTDOOR WALL MOUNTED CYLINDER

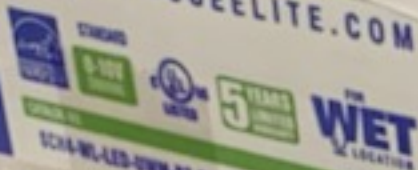
EXHIBIT/INVOICE
NO. 10-010

S1624900-1

PLATT ELECTRIC SPOKANE
3920 E ALKI AVE
McKinstry - Jobs Only
SPOKANE, WA 99202
US

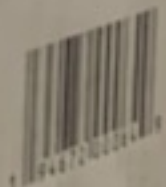
HERCULES FRT
67799558

WWW.IUSEELITE.COM



SCH-WL-LED-OWN-82-240UL-DIM10-MVOLT-MD-45K-90

Tuesday 02-22-2022 12:03
1P



ORACLE
LIGHTING
WWW.IUSEELITE.COM



SCH-WL-LED-OWN-82-240UL-DIM10-MVOLT-MD-45K-90

DIRECT/INDIRECT
OUTDOOR WALL MOUNTED CYLINDER



#10
ARCHITECTURAL
LIGHTING

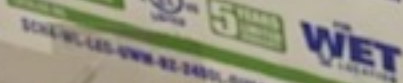
ORACLE
LIGHTING
WWW.IUSEELITE.COM

WET

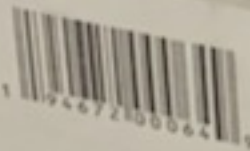
DIRECT/INDIRECT
OUTDOOR WALL MOUNTED CYLINDER



ORACLE
LIGHTING
WWW.IUSEELITE.COM



SCH-WL-LED-OWN-82-240UL-DIM10-MVOLT-MD-45K-90



ORACLE
LIGHTING
WWW.IUSEELITE.COM



SCH-WL-LED-OWN-82-240UL-DIM10-MVOLT-MD-45K-90

ORACLE
LIGHTING
WWW.ORACLELIGHTING.COM

Architectural Floodlight Family of fixtures
combines performance and design
- Rugged die-cast aluminum housing with
outstanding powder coat finish offers
UV resistant corrosion protection
- Suitable for use in ambient from
-30°F to 104°F
- UL wet location listed

AVAILABLE COLOR: (BZ) BRONZE

WET DIMMABLE

5 YEAR WARRANTY

12.5"

10"

12.5"

10"

12.5"

10"

ORACLE
LIGHTING
WWW.ORACLELIGHTING.COM

FEATURES

- Architectural Floodlight Family of fixtures combines performance and design
- Rugged die-cast aluminum housing with outstanding powder coat finish offers UV resistant corrosion protection
- Suitable for use in ambient from -30°F to 104°F
- UL wet location listed

DIMENSION



AVAILABLE COLOR: (BZ) BRONZE

WET DIMMABLE

5 YEAR WARRANTY

12.5"

10"

ORACLE
LIGHTING
WWW.ORACLELIGHTING.COM

FEATURES

- Architectural Floodlight Family of fixtures combines performance and design
- Rugged die-cast aluminum housing with outstanding powder coat finish offers UV resistant corrosion protection
- Suitable for use in ambient from -30°F to 104°F
- UL wet location listed

DIMENSION



AVAILABLE COLOR: (BZ) BRONZE

WET DIMMABLE

5 YEAR WARRANTY

12.5"

10"



Customer McKENZIE

Order # 2M8721

PO# / Job # 2205H/01

Date 3/1

MC LITE

10/2

350
FOOT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Southeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com														
INSURED Rexel USA, Inc. 5429 Lyndon B Johnson Freeway Dallas, TX 75240	<table border="1"> <tr> <th data-bbox="815 424 1432 451">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1432 424 1572 451">NAIC #</th> </tr> <tr> <td data-bbox="815 451 1432 478">INSURER A: Zurich American Insurance Company</td> <td data-bbox="1432 451 1572 478">16535</td> </tr> <tr> <td data-bbox="815 487 1432 514">INSURER B:</td> <td data-bbox="1432 487 1572 514"></td> </tr> <tr> <td data-bbox="815 522 1432 550">INSURER C:</td> <td data-bbox="1432 522 1572 550"></td> </tr> <tr> <td data-bbox="815 558 1432 585">INSURER D:</td> <td data-bbox="1432 558 1572 585"></td> </tr> <tr> <td data-bbox="815 594 1432 621">INSURER E:</td> <td data-bbox="1432 594 1572 621"></td> </tr> <tr> <td data-bbox="815 630 1432 636">INSURER F:</td> <td data-bbox="1432 630 1572 636"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Zurich American Insurance Company	16535	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Zurich American Insurance Company	16535														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: W24573191

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property Coverage - Bill & Hold			MCP2767840-01	01/01/2022	01/01/2023	Per Occurrence \$10,000,000 Deductible \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Property coverage for products and materials that are sold and stored at the Insured's location until delivered to or picked up by customer, as required by written contract.

Re: Materials stored at Platt Electric Supply, 3920 E Alki Avenue, Seattle, WA 99202. Project Name: Spokane Parkade Lighting. Estimated Maximum Value of Materials: \$124,800. Parkade Investors LLC is included as Additional Insured / Loss Payee, as their interest may appear, as required by contract.

CERTIFICATE HOLDER

CANCELLATION

McKinstry
220 S Hudson Street
Seattle, WA 98134

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Willis Towers Watson

Invoice

The Genuine. The Original.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

Date: 6/30/2022
Invoice No. 510630

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: 511 W MAIN ST, SPOKANE
PARKADE BASEMENT EXIT OPERATOR

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 607564 P Falls-CommI

Salesman: MYERS;KYLE L.

Terms : Date of Installation

Reference: Work Order 607564
PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$2,578.00	\$2,578.00

08 JUNE 2022

LABOR AND MATERIAL TO INSTALL :

(1) - RHX OPERATOR

THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL DAY!

Subtotal:	\$2,578.00
Sales Tax:	\$232.02
Payments:	\$0.00
Total Due:	\$2,810.02

05INCITYIN

510630



THE OVERHEAD DOOR COMPANY OF
SPOKANE - COEUR D'ALENE

3

#P 96396

420 EAST 5TH AVENUE
POST FALLS, IDAHO 83854
208-773-0502 or 509-624-2422

Spokane

99201
Fax 208-773-1248

P.T.#
JOB# KCM

ORDER DATE ML 5-13
5/12/22

JOB LOCATION 511 W Main st W/O 607564

SCHEDULE DATE

CUSTOMER

CONTACT

TIME

In City

Steve / Todd

COMPLETION DATE

BILLING ADDRESS

PHONE 509
995-6798
CELL 509
217-6692

PO VENDOR
123847 OHD

WORK REQUIRED

Basement exit door has the operator not working. Needs a circuit board. RHX operator

QTY	DESCRIPTION OF WORK AND MATERIALS	PART #	PRICE	EXTENSION
-----	-----------------------------------	--------	-------	-----------

Operator has a dedicated breaker Steve 5-11.

WORK: TROUBLE SHOOT EXIT DOOR E.O.

116.5 VOLT Left hand front of head.

MOTOR SHAKED

QUOTE NEW GH RSH

DEPOSIT DUE:

ACCEPTED X

MATERIAL

LABOR

SUBTOTAL

3210 TAX 9%

TOTAL

THANK YOU

PAID:

PAYMENT DUE UPON COMPLETION

CONTRACTOR LICENSE
ID: RCE - 285
WA: OVERHDC072-L5

LUBRICATE ALL ROLLERS AND BEARINGS
INSPECT CABLES AND BOTTOM FIXTURES
CHECK SPRING BRACKET AND FASTENERS
CHECK AND ADJUST COUNTERBALANCE
INSPECT HINGES AND HINGE FASTENERS
INSPECT AND ADJUST TRACK AND BACK HANG

INSPECT OPERATOR BACK HANG
CHECK DRAW BAR CHAIN TENSION
TEST WALL BUTTON AND CONTROLS
CYCLE UNIT FULLY OPEN AND CLOSED
INSPECT J-BAR ATTACHMENT
TEST SAFETY SYSTEM

CREW	HOURS	TRAVEL	TOTAL	DATE
Jim G	1/4	1/4	1/2	5/12/22
Jim G	1/4	1/4	1/2	5/13/22
I 9 on a separate W.O.				
Jesse / Jim	2.25	.5	2.75	6/8/2022

THE ABOVE WORK HAS BEEN PERFORMED TO MY SATISFACTION.

PRINT

SIGN

4481

ORIGINAL

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
6/23/2022	365177

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	7/23/2022
Item Code	Description	Quantity	Price Each	Amount
Sewer	511 W Main Ave Serviced blue level east side floor drain of unknown blockage using spade cutter on 300 machine to 50ft, line is now flowing. 3210 - Spokane City TAX	1.75	160.00 9.00%	280.00 25.20
Thanks for your business - we appreciate it!			Total	\$305.20
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$305.20

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
6/15/2022	364116-2

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Tracy			Net 30	7/15/2022
Item Code	Description	Quantity	Price Each	Amount
Plumbing	511 W Main Ave To install clean out on storm drain in Parkade. 3210 - Spokane City TAX		475.00 9.00%	475.00 42.75
Thanks for your business - we appreciate it!			Total	\$517.75
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$517.75

INVOICE

7/1/2022
INVOICE # 3

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
7/1/22	6% Development Fee on Hard Costs Thru June 2022	\$21,450.78

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$21,450.78					\$21,450.78

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 4,595,193.98
Earned Fee	\$ 275,711.64 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Current Fee Due	\$ 21,450.78

INVOICE

From

RaffertySuver LLC

PO Box 2508

Seattle, WA 98111

Invoice ID

671

PO Number

20110 Parkade june Inv

Issue Date

07/04/2022

Due Date

08/03/2022 (Net 30)

Subject

Parkade June Inv

Invoice For

Gun Tower

1421 34th Avenue

Suite 300

Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	21.50	\$265.00	\$5,697.50
Product	hotel	1.00	\$304.21	\$304.21
Product	Airfare	1.00	\$377.20	\$377.20
Product	Lyft	1.00	\$20.83	\$20.83

Amount Due \$6,399.74



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

June 20, 2022
Invoice No: 180095

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through May 28, 2022

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3120	8.00	140.00	1,120.00	
SR Project Manager 3230	2.50	180.00	450.00	
Principal Engineer 4220	.25	250.00	62.50	
Totals	10.75		1,632.50	
Total Labor				1,632.50
		Phase Total		\$1,632.50
		Invoice Total		<u><u>\$1,632.50</u></u>



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-9
Date: May 31, 2022
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: May 31, 2022

Contract Amt \$35,950.00

Billed to Date \$8,663.97

Amt Remaining \$27,286.03

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.20	65.00	\$13.00
Administrator III	Larsen, John R.	.20	65.00	\$13.00
Engineer IV	Black, Thomas B.	.50	150.00	\$75.00
Quality Professional IV	De La Cruz, Raymondo	1.50	75.00	\$112.50
Total Service Amount:				\$213.50

Reimbursable Expenses

	Amount
C: Mileage	\$7.80
	\$7.80

Total This Invoice \$221.30

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
---------	--------	---------	-------	---------	---------

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.12	06/23/2022	\$109.00	07/23/2022	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #12 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 15

Submitted: 9/7/2022

Date	Payee	Ref	Memo	DR.
07/25/22	BKB / Paragon	30069M	Thirteenth billing	664,055.71
08/31/22	BKB / Paragon	30069N	Fourteenth billing	568,999.44
08/10/22	Mountain Consulting	22-141	Rooftop cornice remediation	3,470.00
08/08/22	McKinstry Lighting	10183099	Lighting progress billing	136,620.00
07/25/22	Vertical	V7369	Signage permit fees	171.12
08/10/22	Vertical	V7381	Signage 50% payment	44,289.45
07/24/22	Fastsigns	66-103134	Leasing signage	794.55
07/28/22	PlumbEZ	1550	Leaking pipe replacement	2,126.05
08/24/22	PPG	0044	20% Payment for painting scope	4,997.00
08/30/22	Skidata	OI000001917	50% basement gate access control update	5,914.26
08/01/22	PI Manager, LLC	4	6% Earned Development Fee	85,886.25
07/18/22	DCI Engineering	181326	Structural engineer oversight fees	2,820.00
07/30/22	DCI Engineering	183447	Structural engineer oversight fees	140.00
08/01/22	RafterySuver LLC	714	July 2022 consulting fees	7,068.50
09/01/22	RafterySuver LLC	715	August 2022 consulting fees	6,495.31
07/13/22	Budinger Inc	M21128-10	Testing fees	731.40
Loan Draw				1,534,579.04

TRUE



INV #: 30069M

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Invoice #: 30069M

Property: PARKADE

State: WA

Invoice Date: 7/25/2022

City: SPOKANE

Zip: 99201

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 13	1	\$ 737,839.68		\$ 676,917.14
2	CONTRACT DRAW # 13 WA SALES TAXES	1	\$ 60,922.54		\$ 60,922.54
3	10% RETENTION	-1	\$ 73,783.97		\$ (73,783.97)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 664,055.71
TOTAL					\$ 664,055.71

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069M PERIOD TO: July 25, 2022 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$4,432,647.76
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$443,264.78
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$443,264.78
6. TOTAL EARNED LESS RETAINAGE	\$3,989,382.98
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$3,325,327.27
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$664,055.71
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$1,992,829.93
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$363,471.68

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order		\$3,294,528.70

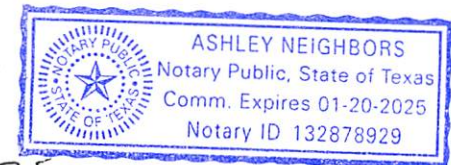
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

By: Ashley Neighbors Date: July 25, 2022
State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
me this 25th day of July 2022

Notary Public: Ashley Neighbors
My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$664,055.71

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

30069M

APPLICATION DATE:

July 25, 2022

PERIOD TO:

July 25, 2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	299,000.00	44,738.75	0.00	343,738.75	100.00%	0.00	34,373.88
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	325,799.84	37,954.12	0.00	363,753.96	100.00%	0.00	36,375.40
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	243,965.41	16,155.35	0.00	260,120.76	100.00%	0.00	26,012.08
	OH&P	197,466.33	190,165.34	7,300.99	0.00	197,466.33	100.00%	0.00	19,746.63
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	212,964.16	6,690.47	0.00	219,654.63	100.00%	0.00	21,965.46
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	689,134.55	350,000.00	0.00	1,039,134.55	42.57%	1,401,867.49	103,913.46
	CO# 4	277,477.56	0.00	175,000.00	0.00	175,000.00	63.07%	102,477.56	17,500.00
	CO# 5	175,220.10	30,000.00	100,000.00	0.00	130,000.00	74.19%	45,220.10	13,000.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$3,694,808.08	\$737,839.68	\$0.00	\$4,432,647.76	74.10%	\$1,549,565.15	\$443,264.78

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 07/25/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

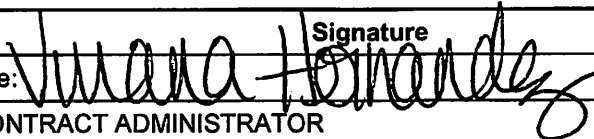
Amount of Check: \$ 664,055.71

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature
Claimant's Signature: 
Claimant's Title: CONTRACT ADMINISTRATOR
Date of Signature: 07/25/2022

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 06/21/2022

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 223,200.00

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 07/25/2022



INV #: 30069N

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANE

State: WA
Zip: 99201

Invoice #: 30069N
Invoice Date: 8/31/2022

Project: *PARKING GARAGE*

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 14	1	\$ 580,019.80		\$ 580,019.80
2	CONTRACT DRAW # 14 WA SALES TAXES	1	\$ 52,201.79		\$ 52,201.79
3	10% RETENTION	-1	\$ 63,222.16		\$ (63,222.16)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 568,999.44
PLEASE SEND PAYMENT TO THE ABOVE ADDRESS				TOTAL	\$ 568,999.44

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO:	30069N	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO:	August 31, 2022	ARCHITECT:	<input type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR:	General Construction	CONTRACTOR:	<input type="checkbox"/>
				CONTRACT DATE:	March 29, 2021	FIELD:	<input type="checkbox"/>
				PROJECT NOS:	/ /	OTHER:	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$5,064,869.35
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$506,486.93
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$506,486.93
6. TOTAL EARNED LESS RETAINAGE	\$4,558,382.42
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$3,989,382.98
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$568,999.44
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$1,423,830.49
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$415,673.47

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order	\$3,294,528.70	

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 completed 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:

By: Karen Yvonne Diaz
State of: TEXAS

Date: August 31, 2022

County of: DALLAS

Subscribed and sworn to before
me this 31 day of August

Notary Public: Karen Diaz
My Commission expires: 06-27-2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$568,999.44

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

30069N

APPLICATION DATE:

August 31, 2022

PERIOD TO:

August 31, 2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	34,373.88
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	36,375.40
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	26,012.08
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	19,746.63
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	21,965.46
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	1,039,134.55	578,807.03	0.00	1,617,941.58	66.28%	823,060.46	161,794.16
	CO# 4	277,477.56	175,000.00	102,477.56	0.00	277,477.56	100.00%	0.00	27,747.76
	CO# 5	175,220.10	130,000.00	-49,063.00	0.00	80,937.00	46.19%	94,283.10	8,093.70
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$4,432,647.76	\$632,221.59	\$0.00	\$5,064,869.35	84.67%	\$917,343.56	\$506,486.96

2022 Budget

Quantity	Unit	Unit Cost	Subtotal	2022 Actual	To date	Variance	
25000	SF	\$17.95	\$448,750.00		3279	\$58,858.05	\$389,891.95
	SF	\$19.99	\$0.00		0	\$0.00	\$0.00
9000	SF	\$3.69	\$33,210.00		3279	\$12,099.51	\$21,110.49
15000	SF	\$7.69	\$115,350.00		1000	\$7,690.00	\$107,660.00
10000	LF	\$5.00	\$50,000.00		4000	\$20,000.00	\$30,000.00
	SF	\$4.61	\$0.00		0	\$0.00	\$0.00
300	SF	\$39.50	\$11,850.00		260	\$10,270.00	\$1,580.00
2000	SF	\$39.50	\$79,000.00		0	\$0.00	\$79,000.00
5000	SF	\$32.00	\$160,000.00		1929	\$61,728.00	\$98,272.00
	SF	\$41.32	\$0.00		236	\$59,000.00	(\$59,000.00)
	LF	\$32.28	\$0.00		1500	\$13,500.00	(\$13,500.00)
10000	SF	\$9.19	\$91,900.00		150	\$6,000.00	\$85,900.00
5000	SF	\$6.46	\$32,300.00		60	\$3,900.00	\$28,400.00
	LF	\$205.39	\$0.00		0	\$0.00	\$0.00
4000	SF	\$40.00	\$160,000.00		150	\$951,619.07	(\$791,619.07)
2500	SF	\$65.00	\$162,500.00		60	\$3,900.00	\$158,600.00
	LF	\$57.65	\$0.00				\$0.00
	SF	\$7.30	\$0.00				\$0.00
	LF	\$16.14	\$0.00				\$0.00
	LF	\$111.46	\$0.00				\$0.00
	LF	\$36.51	\$0.00				\$0.00
	LF	\$6.99	\$0.00		0	\$0.00	\$0.00
128	Each	\$96.08	\$12,298.24		0	\$0.00	\$12,298.24
			\$0.00		0	\$0.00	\$0.00
1 Cost + 20%		\$30,000.00	\$30,000.00		0	\$15,250.00	\$14,750.00
1 Cost + 20%		\$10,000.00	\$10,000.00		0	\$2,000.00	\$8,000.00
750 Hour		\$75	\$56,250.00		0	\$14,250.00	\$42,000.00
150 Hour		\$100	\$15,000.00			\$4,000.00	\$11,000.00
Allowance		\$10,000	\$0.00				\$0.00
Location		\$192	\$0.00				\$0.00
Hours		\$44	\$0.00				\$0.00
Each		\$58	\$0.00			\$1,441.25	(\$1,441.25)
750 Each		\$19	\$14,415.00			\$7,500.00	\$6,915.00
1 Allowance		\$5,000	\$5,000.00			\$5,800.00	(\$800.00)
			\$0.00				\$0.00
			\$0.00		1500	\$13,500.00	(\$13,500.00)
			\$1,487,823.24			\$1,272,305.88	\$215,517.36
9%			\$133,904.09			\$114,507.53	\$19,396.56
5%			\$74,391.16			\$63,615.29	\$10,775.87
6%			\$89,269.39			\$76,338.35	\$12,931.04
20 Each		\$6,100.00	\$122,000.00			\$24,400.00	\$97,600.00
1 Each		\$52,073.81	\$52,073.81			\$10,000.00	\$42,073.81
1 Lump		\$19,057.40	\$19,057.40				\$19,057.40
Months		\$1,000.00	\$0.00				\$0.00
7 Months		\$10,500.00	\$73,500.00			\$28,000.00	\$45,500.00
			\$2,052,019.10			\$1,589,167.06	\$462,852.05
8.90%			\$182,629.70			\$144,614.20	\$38,015.50
			\$2,234,648.80			\$1,733,781.26	\$500,867.54
						\$1,054,974.23	
				August Draw		\$578,807.03	

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant:

Name of Customer:

Job Location:

Owner:

Through Date:

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check:

Amount of Check: \$

Check Payable to:

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title:

Date of Signature:

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 06/21/2022

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 223,200.00

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viriana Hernandez*

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 07/25/2022

Mountain Consulting Services LLC

9922 E Montgomery, Suite 9
Spokane Valley, WA 99206 US
(509) 924-9236
mountainconsultingservices.com

**BILL TO**

Charlie Bauman
Parkaid Investors LLC
1421 34th Avenue #300
Seattle, WA 98122

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22-141	08/10/2022	\$3,470.00	09/09/2022	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PROJECT NO.

22-025.1

DESCRIPTION	QTY	RATE	AMOUNT
On Site Air Monitoring during the asbestos roofing abatement activities associated with the Parkaid Plaza Parking Garage located at 511 W. Main Street in Spokane, WA			
Project Manager	6	75.00	450.00
Air Monitoring Tech/Day Rate	4	650.00	2,600.00
Report Preparation	6	70.00	420.00

Thank you for your business.

BALANCE DUE

\$3,470.00

INVOICE

251268 **Parkade Investors LLC**
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10183099
INVOICE DATE: 08/08/22
JOB: 122215-
APPLICATION #: 4
PAY TERMS: NET 30

Aug
Spokane Parkade August Invoice

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	138,000.00
CURRENT BILLING	138,000.00
SALES TAX	12,420.00
LESS RETENTION	13,800.00
INVOICE TOTAL	\$136,620.00

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799



INTERIM LIEN / CLAIM WAIVER

McKinstry Lockbox
P.O. BOX 3895
Seattle, WA 98124
(206) 832-8799

FROM: McKinstry Company PROJECT: Spokane Parkade Lighting
5005 3rd Ave South
Seattle, WA 98134
CONTACT: McKBillings@mckinstry.com CONTACT: _____
PHONE: 206-832-8799 PHONE: _____

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Parkade Investors LLC in the sum of \$ 136,620.00 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers full payment for labor, services, equipment, materials furnished and/or claims through 08/31/2022 only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

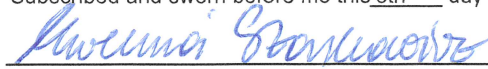
I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

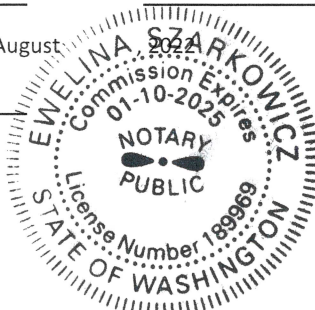
AR Supervisor
Title

Dated this 8th day of August, 2022 at
Seattle, WA

Subscribed and sworn before me this 8th day of August


(Notary Public Signature)

State of: Washington
County of: King
My commission expires: 01-10-25



UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of \$ 169,290.00 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers all payment for labor services, equipment, materials furnished and/or claims to the above referenced job through: 06/30/2022 only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 

AR Supervisor
Title

Dated this 8th day of August, 2022 at
Seattle, WA

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors LLC PROJECT: Spokane Parkade Lighting

APPLICATION NO: 4

Internal Approval

ATTN: Charles
Address 511 West Main Ave St. Spokane, WA 99201

PERIOD TO: August
PROJECT NO's: 122215-001

Super
Engineer
Accounting

GL CODE:
CONTRACT DATE: January 19, 2022

FROM (CONTRACTOR): McKinstry Co LLC
MCKINSTRY JOB # 122215-001

INVOICE NUMBER: 10183099

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
Total			-
Approved this month			
Number	Date apprvd.		
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 completed 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: MCKINSTRY COMPANY

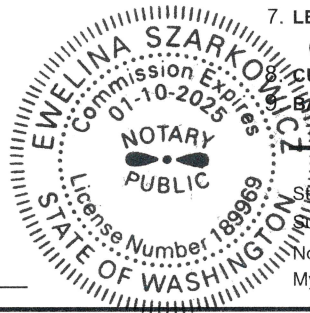
By:  Date: 8/8/2022

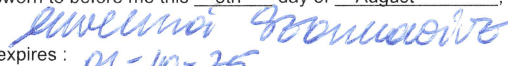
Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE	\$356,357.32
4. TOTAL COMPLETED & STORED TO DATE	\$309,000.00
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	\$30,900.00
(Total in Column I on G703)	
6. TOTAL EARNED LESS RETAINAGE	\$278,100.00
Plus WSST @ 9%	\$27,810.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$153,900.00
(line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$136,620.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$109,157.32
(line 3 less Line 6)	



State of: WASHINGTON County of: KING
Subscribed and sworn to before me this 8th day of August, 2022
Notary Public : 
My Commission expires : 01-10-25

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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 differs from the amount applied for.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

Page 2 of 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

4

PERIOD TO:

August

PROJECT NO.:

122215-001

CURRENT

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	Lighting Materials	\$150,000.00	\$135,000.00	\$5,000.00	\$0.00	\$140,000.00	93.33%	\$10,000.00	\$14,000.00
3	Labor	\$155,000.00	\$0.00	\$125,000.00	\$0.00	\$125,000.00	80.65%	\$30,000.00	\$12,500.00
4	Project Management	\$11,357.32	\$5,000.00	\$2,000.00	\$0.00	\$7,000.00	61.63%	\$4,357.32	\$700.00
5	Rentals/ Permits	\$10,000.00	\$1,000.00	\$6,000.00	\$0.00	\$7,000.00	70.00%	\$3,000.00	\$700.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL	\$356,357.32	\$171,000.00	\$138,000.00	\$0.00	\$309,000.00	86.71%	\$47,357.32	\$30,900.00
CHANGE ORDERS:									
CO# 1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL (Change Orders)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	GROSS TOTAL	\$356,357.32	\$171,000.00	\$138,000.00	\$0.00	\$309,000.00	86.71%	\$47,357.32	\$30,900.00
	RETENTION		\$17,100.00	\$13,800.00	\$0.00	\$30,900.00			
	NET TOTAL	\$356,357.32	\$153,900.00	\$124,200.00	\$0.00	\$278,100.00	78.04%	\$47,357.32	\$30,900.00

\$124,200.00



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7369
Invoice Date: Jul 25, 2022
Due Date: Jul 25, 2022
Payment Terms: Upon Receipt

8999

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#1 Fees	Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	None		7/25/22

Quantity	Item	Description	Unit Price	Amount
1.00	S-PERM	Intake Sign Permit #B2209895SIGN - Exterior Sign Permit Fees for Parkade	75.00	75.00
1.00	S-PERM	Final Fees Permit #B2209895SIGN - final review fees	80.00	80.00

Thank you for your business!

Subtotal	155.00
Sales Tax	16.12
Freight	0.00
Total Invoice Amount	171.12
Payment/Credit Applied	0.00
TOTAL	171.12

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7381-Deposit
Invoice Date: Aug 10, 2022
Due Date: Aug 10, 2022
Payment Terms: Prepayment

Duplicate

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade	Prepayment	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		8/10/22

Quantity	Item	Description	Unit Price	Amount
1.00	Deposit	50% deposit on Quote #9413-R5. Scheduling and work will commence upon receipt of payment.	40,632.52	40,632.52

Thank you for your business!

Subtotal	40,632.52
Sales Tax	3,656.93
Freight	0.00
Total Invoice Amount	44,289.45
Payment/Credit Applied	0.00
TOTAL	44,289.45

We will apply finance charges of 18% per annum on accounts unpaid over 30 days

www.fastsigns.com/66

Completed Date: 6/24/2022

Payment Terms: Net 30

Order Due Date: 6/27/2022

Created Date: 6/22/2022

Payment Due Date: 7/24/2022**DESCRIPTION: Leasing Signage****Bill To:** InCity Properties, Inc.
1421 34th Avenue, Suite 300
Seattle, WA 98122
US**Ship To:** InCity Properties, Inc.
Manager's Office
1421 34th Avenue, Suite 300
Seattle, WA 98122**Ordered By:** Ann Surbridge
Email: ann@incityinc.com**Salesperson:** Kenzie Plumb
Email: sales2.66@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	(2) 47.75" x 47.75" x 13oz Banner (w/ suction cups)	2	\$165.00	\$330.00	\$330.00
1.1	Banner - 13oz Matte 54" - Part Qty: 1 Width: 47.75" Height: 47.75" Sides: 1 Text: Reference J/S 101803 2/2022 InCity Change Name to: Ann Surbridge Phone Number: 206.334.7026 Notes: Standard Hem & Grommet (6) total grommets, (1) in each corner and (1) in middle on sides & Suction Cups for Hanging				
2	(2) 24" x 36" x 13oz Banner (w/ suction cups)	2	\$65.00	\$130.00	\$130.00

COM ~~X~~ / RES / ENT / DEV (mark "X")
Prop (3 digit) or Entity: PPG
If ENT/DEV, cash GL#: 1010 (OA) or 1030 (GA)
Unit #: _____ Billable? (Y + Unit / N) _____
GL1: # 5820 | GL2: # _____
GL1: \$ _____ | GL2: \$ _____
Approved by: AS TO PAY: \$ 794.55
Description: Leasing signs

2.1	Banner - 13oz Matte 38" - Part Qty: 1 Width: 24.00" Height: 36.00" Sides: 1 Text: Reference J/S 101803 2/2022 InCity Change Name to: Ann Surbridge Phone Number: 206.334.7026 Notes: Standard Hem & Grommet & Suction Cups for Hanging				
3	Suction Cups	20	\$7.50	\$150.00	\$150.00
3.1	Suction Cup w/Hook - Medium - Part Qty: 1 Text: (4) per sign				
4	Graphic Setup Fee	1	\$35.00	\$35.00	\$35.00
4.1	Graphics Setup Fee - Part Qty: 1				
5	Package for Shipping	1	\$30.00	\$30.00	\$30.00
5.1	Packaging Charge (medium package) - Part Qty: 1				

Base Subtotal:	\$675.00
Shipping:	\$46.00
Subtotal:	\$721.00
Taxable Amount:	\$721.00
Taxes:	\$73.55
Grand Total:	\$794.55
Amount Paid:	\$0.00
BALANCE DUE:	\$794.55

Signature: _____ **Date:** _____

Ressa Walls

From: Ann Surbridge
Sent: Friday, June 24, 2022 11:34 AM
To: Invoices
Subject: RE: Invoice - FastSigns
Attachments: 66--103134.pdf

PPG 5820 Leasing signs

Thank you,

Ann
206.334.7026

From: Invoices <invoices@incityinc.com>
Sent: Friday, June 24, 2022 10:11 AM
To: Ann Surbridge <ann@incityinc.com>
Subject: FW: Invoice - FastSigns

Good morning Ann.

I think this one needs your approval. 😊

Thank you. 😊

Ressa R Walls
AP Specialist



InCity Properties Holdings, Inc
1421 34th Avenue, Suite 300
Seattle, WA 98122
invoices@incityinc.com
(206) 659-6155, ext 716

From: Kenzie Plumb <sales2.66@fastsigns.com>
Sent: Friday, June 24, 2022 10:03 AM
To: Invoices <invoices@incityinc.com>
Subject: Invoice

Thanks!

--

Kenzie Plumb

FASTSIGNS of Kirkland | Account Executive | kenzie.plumb@fastsigns.com
12644 NE 85th Street, Kirkland, WA 98033
O: 425.822.6542 | C: 425.766.7557
www.fastsigns.com/66
Pay your invoice online [here!](#)



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#1550
SERVICE DATE	Jul 28, 2022
DUE	Upon receipt
AMOUNT DUE	\$2,126.05

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbbezspokane@gmail.com

INVOICE

Services	amount
Water leak through parkade floor and in fitness storeroom Tues- July 26th diagnosis of leak origination. found the source to be in between the foot thick concrete parkade floor with access to a coupling in the ceiling of the bathroom in the athletic store.	\$283.50
galvanized pipe replacement removed several parts of the 1 1/2 galvanized water system in order to remove the corroded 8 ft piece going through the floor into the athletic store. purchased, cut and threaded a new 10ft galvanized pipe and a new galvanized union. once pipe was replaced and verified each floors shutoff valves were closed we turned the main water back on. there was no more dripping water from original location but there were trickles of water coming from a 3 ft section above that had been patched in 5 different places. we had to go get another pipe and union to replace that section.	\$1,512.00
Materials	amount
materials used 10 ft 1-1/2 galvanized pipe \$85 x2 , 1-1/2 galvanized unions \$70	\$155.00

Subtotal	\$1,950.50
Tax (3210-city of spokane 9%)	\$175.55
Total	\$2,126.05

Thank you for choosing PlumbEZ!

Quality plumbing made easy.

Please share your experience with others by leaving us a review!

Google- <https://maps.app.goo.gl/bMx3M>

Facebook - www.facebook.com/spokaneplumbers

Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>



Work painting

Richard Selstrom

Business Number 509-822-9819

☎ 5098229819

☎ 5098229819

workpainting.com

workpaintingspokane@gmail.com

INVOICE

INV0044

DATE

08/24/2022

BALANCE DUE

USD \$4,997.00

BILL TO

Steve harding at Incity down payment for work at 511 w main ave Spoakne. Parkade building

steveh@incityinc.com

DESCRIPTION	RATE	QTY	AMOUNT
20 percent down to start for materials and percent of labor of Parkade building interior	\$4,997.00	1	\$4,997.00
4997.00 down, leaves 19,992.34 upon completion of project.			

SUBTOTAL \$4,997.00

TAX (9%) \$0.00

TOTAL \$4,997.00

BALANCE DUE **USD \$4,997.00**

Payment Info

PAYPAL

workpaintingspokane@gmail.com

BY CHECK

Work painting Spokane. 2925 e Baldwin ave, .Spokane
WA, 99207

OTHER

PayPal at workpaintingspokane@gmail.com

DATE SIGNED

08/24/2022

Please mail check to
Work painting Spokane
2925 e Baldwin ave
Spokane Wa. 99207
Or pay via link on this invoice

Account Invoice



Project PR026137-001
Invoice date 08/30/2022
Invoice number OI000001917
Customer account 13052

Page: 1 of 1

Payment Terms Net 10 Days
Due Date 09/09/2022

Bill to:
Parkade Investors, LLC
1421 34th Ave Ste 300
Seattle, WA 98122-3634
USA

Sales order PR026137-001
Name Parkade Plaza Garage Windcave CC Upgr...
Responsible WATSON Laurie
Salesperson MCKENTY Christopher
Contact person
Customer Order Number PPG Basement Gate

Ship to:
Parkade
511 W Main Ave
Spokane, WA 99201-0512
USA

On-account	Description	Line amount
On-account	Deposit - 50.00% (Non-Taxable)	225.00
On-account	Deposit - 50.00% (Taxable)	5,219.50

SKIDATA's applicable General Terms and Conditions shall apply. These are downloadable from your local SKIDATA Homepage.

Net amount	5,444.50
Tax	469.76
Total	USD 5,914.26

CHECK Remittance Address
SKIDATA, Inc.
P.O. Box 21145
New York, NY 10087-1145

ACH & Wire Remittance Instructions
Bank Name: JPMORGAN CHASE BANK, N.A.
Account Name: SKIDATA, Inc. | Account # 842466179
ACH Routing # 021202337 | Wire Routing # 021000021
SWIFT Code: CHASUS33

SKIDATA, Inc. | 5090 N 40th St Ste 450 | Phoenix, AZ 85018-2165 | United States | Telephone 833-SKIDATA (754-3282) | Internet
www.skidata.com | E-mail us.ar@skidata.com | Tax ID 943353424

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SKIDATA PROPOSAL

ISSUE DATE: 08/02/2022

VALID UNTIL: 09/01/2022

PROJECT INFORMATION			
PROJECT NAME:	PARKADE PLAZA GARAGE - WINDCAVE CC UPGRADE 2022	SKIDATA CONTACT:	STEPHEN BELTON
ACCOUNT NAME:	PARKADE PLAZA GARAGE	PHONE NUMBER:	415-745-0311
PROPOSAL #:	275185	E-MAIL ADDRESS:	STEPHEN.BELTON@SKIDATA.COM



PROJECT LOCATION	BILL TO INFORMATION
PARKADE PLAZA GARAGE 511 W MAIN ST. SPOKANE, WA 99201	PARKADE PLAZA GARAGE 511 W MAIN ST. SPOKANE, WA 99201

SOLUTION SUMMARY
SKIDATA TO PROVIDE AN UPGRADE TO THE EXISTING SKIDATA EQUIPMENT FOR PAYMENT PROCESSING VIA P2PE EMV READERS WITH NFC TECHNOLOGY.

INVESTMENT SUMMARY			
EQUIPMENT:	\$ 8,674	EQUIPMENT WARRANTY TERM:	12 MONTHS
SOFTWARE:	\$ 0	PROJECT DATES	
LABOR:	\$ 1,418	YOUR DESIRED GO-LIVE	*09/06/2022
FREIGHT:	\$ 278		
FREIGHT SURCHARGE:	\$ 69		
ESTIMATED SALES TAX:	\$ 772		
ESTIMATED LABOR TAX:	\$ 166		
ESTIMATED FREIGHT TAX:	\$ 31		
ANNUAL LICENSING FEES INCLUDED:	\$ 0		
SUB-CONTRACTED TOTAL:	\$ 0		
WAGE OR INSURANCE PREMIUMS:	\$ 0		
PROJECT SERVICES:	\$ 450		
PROJECT DISCOUNT:	\$ 0		
TOTAL SYSTEM INVESTMENT:	\$ 11,858		

PAYMENT SCHEDULES OF VALUES			
#	PAYMENT DESCRIPTION	%	\$ AMOUNT
1	DEPOSIT CHECK - REQUIRED ALONG WITH SIGNED AGREEMENT TO INITIATE THE PROJECT	50%	\$ 5,929
2	FINAL PAYMENT - UPON SUBSTANTIAL COMPLETION A FINAL INVOICE WILL BE ISSUED	50%	\$ 5,929



PROPOSAL STATEMENT OF WORK

SCOPE OF WORK





- (2) WINDCAVE P2PE EMV + NFC COMBO + MOUNTING PLATE
- (2) MANAGED SWITCH - DIN RAIL MOUNT FOR EXIT COLUMNS
- (1) COUNTERTOP CREDIT CAR READER, ACTIVATION FEE, ETHERNET CONVERTER

SITE LOCATION SUMMARY






#	LOCATIONS	INVESTMENT	ENTRY BARRIER	EXIT BARRIER	POWER \ LITE ENTRY	ACCESS ENTRY	POWER EXIT	ACCESS EXIT	LPR CAMERA	EXIT CASHIER	CASH POF	CREDIT CARD POF	LED SIGNS	SPACE SENSORS	SERVER / WORKSTATION
1	EMV/NFC	\$ 11,242	0	0	0	0	0	0	0	0	0	0	0	0	0
2	SCOPE OF WORK	\$ 0	0	0	0	0	0	0	0	0	0	0	0	0	0
SITE LOCATION TOTAL		11,242	0	0	0	0	0	0	0	0	0	0	0	0	0
PROJECT SERVICES		\$ 450													
ESTIMATED LABOR TAX		\$ 166													



SCOPE OF WORK & RESPONSIBILITIES		
#	LABOR & PROFESSIONAL SERVICES	SCOPE RESPONSIBILITY
1	FINAL SYSTEM TESTING AND CHECKOUT.	SKIDATA
2	NO LIQUIDATED DAMAGES	EXCLUSIONS
3	NO BONDS	EXCLUSIONS
4	NO PREVAILING WAGE REQUIREMENTS	EXCLUSIONS
5	NO UNION LABOR	EXCLUSIONS
6	WORK PERFORMED OUTSIDE OF STANDARD BUSINESS HOURS IS EXCLUDED. OVERTIME WORK WILL RESULT IN A CHANGE ORDER.	EXCLUSIONS
7	EXISTING CONDUIT WILL BE RE-USED. EXISTING CABLING WILL BE USED AS A PULL-STRING FOR NEW LOW VOLTAGE CABLING. CRUSHED, DAMAGED, OR UNUSABLE CONDUIT WILL RESULT IN A CHANGE ORDER.	SKIDATA
8	CUSTOMER WILL PROVIDE AND INSTALL ALL REQUIRED LOW VOLTAGE COMMUNICATION OR CONTROL CABLE AND INSTALLATION OF SAME.	CUSTOMER
9	CUSTOMER WILL PROVIDE ALL 120V POWER IN JUNCTION BOXES AT EQUIPMENT LOCATIONS. ONE CIRCUIT PER LANE AND ONE CIRCUIT PER PAY-ON-FOOT.	CUSTOMER

LOCATION: EMV/NFC SYSTEM COMPONENTS					
#	BUNDLE NAME		UNIT PRICE	QTY	EXTENDED PRICE
1		5 PORT HARDEN SWITCH - ETHERNET ONLY INDUSTRIAL 5-PORT SLIM TYPE LITE-MANAGED ETHERNET SWITCH WITH 5x10/100BASE-T(X)	\$ 515.63	2	\$ 1,031
2		WINDCAVE P2PE EMV CREDIT CARD ATTENDED TERMINAL w/o OL BUNDLE KIT 2022 CHU200M ATTENDED PIN PAD TERMINAL WITH ACTIVATION FEE AND LAN300	\$2,220.00	1	\$ 2,220
3		WINDCAVE P2PE EMV & NFC COMBO UNATTENDED TERMINAL w/o OL BUNDLE 2021 WINDCAVE P2PE EMV & NFC UNATTENDED TERMINAL KIT AND WITHOUT SKIDATA OPERATING LICENSE	\$2,548.76	2	\$ 5,098
4		EMV & NFC COMBO TERMINAL MOUNTING PLATE - WINDCAVE - POWER.GATE #1 MOUNTING PLATE FOR POWER.GATE - WINDCAVE COMBO TERMINAL	\$ 162.50	2	\$ 325




PROJECT SERVICES		
#	PROJECT SERVICE NAME	TOTAL PRICE
1	 COMMISSIONING	\$ 0
2	 ADDITIONAL INSTALLATION	\$ 0
3	 PROJECT MANAGEMENT	\$ 450
4	 TRAINING	\$ 0
5	 CUSTOM SOLUTION	\$ 0

Standard Conditions

These Conditions can be found at <https://www.skidata.com/en-us/gtc>

This Proposal is subject to the Terms and Conditions attached to this Proposal and is effective on the last date of signature ("Effective Date"). If this Proposal is not signed within thirty (30) calendar days from the date on the cover page, all pricing, service terms, project dates are subject to change and/or rescoping.

AGREED

SIGNATURE:	<u><i>Ann Surbridge</i></u>	SIGNATURE:	 21ECFB9D38C64B7...
PRINTED NAME:	<u>Ann Surbridge</u>	PRINTED NAME:	<u>Robert Weiskopf</u>
TITLE:	<u>Owner agent</u>	TITLE:	<u>SVP SKIDATA Inc./CSO</u>
ORGANIZATION:	<u>Parkade Investors, LLC</u>	ORGANIZATION:	<u>SKIDATA, INC</u>
DATE SIGNED:	<u>8/15/2022</u>	DATE SIGNED:	<u>August 16, 2022</u>

Standard Conditions

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SKIDATA[®]
 KUDELSKI GROUP

CUSTOMER ACCOUNT INFORMATION FORM

SKIDATA[®] | 4.0
 KUDELSKI GROUP
 DRIVING YOUR DIGITAL FUTURE

Name of Parking Facility: _____

Bill To:

Legal Entity Name: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Bus. Phone: _____

Cell Phone: _____

A/P Contact: _____

A/P Phone: _____

E-mail: _____

Are you a Municipal, State, or Federal Government-Owned Corporation? ☐ Yes ☐ NoAre you Tax Exempt? ☐ Yes ☐ No | If Yes, please provide Certificate of Exemption.

Business Entity Type:

(Please select all that apply)

☐ Owner☐ Property Manager☐ Car Park Operator☐ General Contractor☐ Other: _____

Preferred Contact Method:

☐ Business Phone☐ Cell Phone☐ Mail☐ E-mail

Preferred Invoice Delivery Method:

☐ Mail☐ E-mail**Ship To:**☐ (If Same as Billing Address)

Location Name: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Shipping Contact: _____

Shipping Phone: _____

E-mail: _____

If the Parking Facility's location is different than the Shipping Address, please provide the Facility Location:**Facility Location:**☐ (If Same as Shipping Address)

Location Name: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Please Note: All fields are required. We will not be able to process your contract with incomplete information.

X

Customer Representative

Date

Title

Please Return Completed Form to:
ar.us@skidata.comFor Questions, Please Contact:
John Allen Stokes II | Contract Administrator
US.AR.Contracts@skidata.com | 818.538.2144

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Terms and Conditions

These terms can be found at <https://www.skidata.com/en-us/gtc>

0. Scope. These Terms and Conditions (“**Terms**”) apply to the hardware and embedded software in the hardware (“**Product**”) listed in the attached Proposal and the installation of the Product (“**Services**”) between SKIDATA, Inc., (or “**Seller**”) and Counterparty (“**Customer**”), each a “**Party**”, collectively the “**Parties**”.

1. Solution Subscription (if applicable). In addition to these Terms, for reoccurring subscriptions to the embedded software, Customer is bound by the Solution Subscription Conditions listed at <https://www.skidata.com/en-us/gtc> the entirety of which is incorporated by reference in full.

2. Prices and Payment. Customer shall pay Seller for the Products and Services by paying all invoiced amounts in U.S. dollars, without set-off for any payment from Seller not due under these Terms, within thirty (30) days from the invoice date. Customer shall pay an administrative late charge (“**Late Charge**”) of twenty-five (\$25.00) USD for each monthly invoice that includes a past due balance. In addition to the Late Charge, for each calendar month, or fraction thereof, that payment is late, Customer shall pay a late payment charge computed at the rate of 1.5% per month on the overdue balance, or the maximum rate permitted by law, whichever is less, for the period commencing on the due date until past due amounts are paid in full. If at any time Seller reasonably determines that Customer’s financial condition or payment history does not justify continuation of Seller’s performance, Seller shall be entitled to require full or partial payment in advance or otherwise restructure payments, request additional forms of security, suspend its performance, or terminate these Terms. All reoccurring fees payable hereunder will be subject to upward adjustment on each anniversary of the Effective Date by an amount proportionate to inflation for the preceding twelve (12) month period. The adjustment shall be based on the percentage change in the index known as the Consumer Price Index (CPI) for All Urban Consumers, U.S. city average, all expenditures except food and energy, as published by the United States Bureau of Labor Statistics.

3. Taxes and Duties. Seller is responsible for all corporate taxes measured by net income due to performance of or payment for work under these Terms (“**Seller Taxes**”). Customer is responsible for all taxes, duties, fees, or other charges of any nature (including, but not limited to, consumption, gross receipts, import, property, sales, stamp, turnover, use, or value-added taxes, and all items of withholding, deficiency, penalty, addition to tax, interest, or assessment related thereto, imposed by any governmental authority on Customer or Seller or its subcontractors) in relation to these Terms or the performance of or payment for work under these Terms other than Seller Taxes (“**Customer Taxes**”). The prices in this Proposal may not include the amount of any Customer Taxes. If Customer deducts or withholds Customer Taxes, Customer shall pay additional amounts so that Seller receives the full price under these Terms without reduction for Customer Taxes. Customer shall provide to Seller, within one month of payment, official receipts from the applicable governmental authority for deducted or withheld taxes.

4. Deliveries; Title Transfer; Risk of Loss; Storage.

4.1 For shipments that do not involve export, including shipments from one European Union (“**EU**”) country to another EU country, Seller shall deliver Products to Customer FCA Seller’s facility or warehouse (Incoterms 2020). Partial deliveries are permitted. Seller may deliver Products in advance of the delivery schedule. Delivery times are approximate and are dependent upon prompt receipt by Seller of all information necessary to proceed with the work without interruption. If Products delivered do not correspond in quantity, type or price to those itemized in the shipping invoice or documentation, Customer will notify Seller within ten calendar days after receipt. For shipments that do not involve export, title to Products will pass to Customer upon delivery in accordance with Section 4.2. For export shipments from a Seller facility or warehouse outside the U.S., title shall pass to Customer upon delivery in accordance with Section 4.2. Notwithstanding the foregoing, Seller grants only a license to the end-user of the Product, and does not pass title, for any software provided by Seller under these Terms.

4.2 Risk of loss shall pass to Customer upon delivery pursuant to this Section, except that for export shipments from the U.S., risk of loss shall transfer to Customer upon title passage. If any Products to be delivered under these Terms or if any Customer equipment repaired at Seller’s facilities cannot be shipped to or received by Customer when ready due to any cause attributable to Customer or its other contractors, Seller may ship the Products and equipment to a storage facility, including storage at the place of manufacture or repair, or to an agreed freight forwarder. If Seller places Products or equipment into storage, the following apply: (i) title and risk of loss immediately pass to Customer, if they have not

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already passed, and delivery shall be deemed to have occurred; (ii) any amounts otherwise payable to Seller upon delivery or shipment shall be due; (iii) all expenses and charges incurred by Seller related to the storage shall be payable by Customer upon submission of Seller's invoices; and (iv) when conditions permit and upon payment of all amounts due, Seller shall make Products and repaired equipment available to Customer for delivery.

4.3 If repair Services are to be performed on Customer's equipment at Seller's facility, Customer shall be responsible for, and shall retain risk of loss of, such equipment at all times, except that Seller shall be responsible for damage to the equipment while at Seller's facility to the extent such damage is caused by Seller's negligence.

5. Product Warranty, Remedies and Disclaimers.

5.1 Product is warrantied for twelve (12) months from the date of delivery to Customer (the "**Original Warranty**"). All warranties are transferable to Customer's end-user. Customer will report any defects in writing to Seller with a detailed description of the defect immediately but no later than fourteen (14) calendar days after delivery, otherwise all claims resulting from the defect are waived and delivery is deemed accepted. Seller is entitled to inspect and remedy claimed defects at Customer's premises. Customer or Customer's end-user will provide Seller with the necessary resources and assistants free of charge. If the inspection reveals that there is no claim under warranty, Customer shall cover all costs incurred in accordance with Seller's price list valid at the time of the inspection. For warranty-repaired Product, the warranty shall be the remainder of the Original Warranty or ninety (90) days, whichever is greater in duration.

5.2 At Seller's option, Seller will repair, replace, or refund for defective Product. Customer will ship defective Product to Seller's designated location at Customer's expense. Replaced parts become the property of Seller. This Section 5 provides the exclusive remedies for all claims based on failure of or defect in Products, regardless of when the failure or defect arises, and whether a claim, however described, is based on contract, warranty, indemnity, tort/extra-contractual liability (including negligence), strict liability or otherwise. The warranties provided in this Section 5 are exclusive and are in lieu of all other warranties, conditions and guarantees whether written, oral, implied or statutory. EXCEPT FOR THE FOREGOING, NO IMPLIED OR STATUTORY WARRANTY, OR WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLIES.

5.3 The warranty is void if Customer or Customer's end-user: (a) does not observe conditions for assembly, commissioning or use of the Product; (b) allows third parties not authorized by Seller's written consent to carry out repairs, changes, maintenance, or other servicing of the Product; (c) uses the Product with components not certified by Seller; (d) uses equipment (including but not limited to networks, supply lines, cabling) that does not function properly or supplies insufficient power to the Product; (e) does not carry out required site preparation or maintenance in a timely fashion; (f) is in default with these Terms with particular respect to payment; (g) incurs damage to the Product as a result of accidents, power surge, or electromagnetic field; or (h) if defects or damages are attributable to third-party components, internet/network disruptions, software viruses, inclement weather, chemical influences, an act of force majeure as detailed in section 13, vandalism, or any other acts or omissions of Customer or third parties.

6. Software License, Warranty, Remedies and Disclaimers.

6.1 Customer or Customer's end-user is granted a non-exclusive, non-transferable, non-sublicensable, limited right to use the software unlimited in time. Even if software is made available to the Customer or Customer's end-user on a CD or any other physical data carrier, Seller shall remain the owner of the software and all trademarks, copyrights, patents, trade secrets and other Intellectual Property Rights (as defined in section 10) relating thereto. The source code shall not be part of these Terms.

6.2 Software updates, service packs, hot fixes, and patches (collectively, "**Updates**") may be provided to the Customer, as such are available to comply with the applicable laws, regulations and/or compatibility requirements, including but not limited to security-related and operational standards developed by ISO or the PCI Security Standards Council, LLC. In addition, software upgrades including new releases or versions of software (collectively, "**Upgrades**") may be provided to the Customer, as such are available. The Customer acknowledges that, according to the respective release planning, older versions of software may no longer be supported after the expiry of a certain period. Seller is not required to provide Updates and/or Upgrades. Costs for installation of Updates and Upgrades shall be borne by the Customer or Customer's end-user and are not included in the license fee, unless the Customer has entered into a Solution Subscription Agreement with Seller. Updates and Upgrades may alter the system requirements and it may be necessary to install the respective predecessor Updates/Upgrades, third-party

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components and additional or altered hardware. Respective costs shall be borne by the Customer and are not included in the license fee. Nothing in these Terms require Customer to install Updates or Upgrades but Seller recommends their immediate installation. In case of non-installation of offered Updates or Upgrades, this could possibly endanger the security and operability of software and related systems and even infringe third-party licenses or laws; all consequences of non-installation are at the sole risk of the Customer. Warranty claims regarding systems related to the software will automatically become void. The Customer acknowledges and agrees that Seller is not liable for damages resulting from the non-installation of Updates and Upgrades.

6.3 The Customer is solely responsible for performing a backup of files and data before installing any Updates and Upgrades. Therefore, Seller is not liable for lost files, information or data and related damages. Seller and persons authorized by Seller are entitled to execute an audit by examining the systems, computers, books, records, and accounting records of the Customer during normal business hours as far as they are connected to software provided under these Terms. To the extent the Customer is allowed to exchange hardware, the Customer undertakes to fully and irretrievably remove software from the exchanged equipment and provide evidence for such removal.

6.4 Without the written consent of Seller the Customer must not himself or allow any third party to: (a) reverse engineer, decompile, disassemble or otherwise reduce the software to any human perceivable form; (b) modify, adapt, translate or create derivative works based upon the software, the written materials accompanying the software, or any part thereof; (c) combine the software with any kind of open-source software; (d) remove or manipulate copyright notices and other signs on the software copies; (e) use or permit the software to be used to perform services for third-parties; or (f) make or use any copies of the software, even if the software has been merged or included with other software, or any accompanying materials for any purpose other than as provided in these Conditions. If the Customer creates a back-up copy in accordance with these Conditions, the Customer shall include all copyright notices and/or proprietary notices that are affixed to or appearing in the original copy.

6.5 The use of the software may require third party components and/or other system requirements to work properly. The corresponding requirements are described in the documentation for the respective product. These third-party components may be supplemented or modified by Seller at its sole discretion. Customer is responsible for obtaining, installing, maintaining, and operating any third-party components. For third-party components, additional terms and conditions may apply, and use of third-party components is at the risk of the Customer. Seller is not liable for damages or losses caused by third party components, and all costs and fees for third party components shall be borne by the Customer.

6.6 Software, either stand-alone or embedded in the Product, is provided by Seller "as-is" and "with all faults." Seller makes no representations or warranties of any kind concerning the safety, suitability, inaccuracies, typographical errors, or other harmful components of this Software. The only warranty that applies is that the software has the functionalities and characteristics described in the product description provided that the system requirements are fulfilled. The warranty period shall be six (6) months and begins at the time of delivery. It is technically impossible to produce software that is absolutely free of any defect. The Customer knows and accepts this risk. Minor defects not impairing essential functions of the software therefore do not have to be corrected under the warranty. Seller fulfils its warranty obligation within a reasonable period of time in its sole discretion either by rectification or a substitute delivery of the defective software or by granting a price reduction which is Customer's sole and exclusive remedy and Seller's only liability with respect to defective software. For warranty repairs at the Customer's or Customer's end-user's premises, the Customer will make available free of charge to Seller resources and employees as required by Seller. Defects which are not within the responsibility of Seller are excluded from warranty and especially applies to defects from materials or software provided by the Customer. The warranty shall lapse if the Customer or any third-party effects any changes to the software that are not authorized by Seller in writing. The Customer shall only be entitled to make warranty claims after full payment of the agreed price. In addition, any warranty shall be excluded in case of damage caused by third party acts, atmospheric discharge, instable networks and chemical influences or force majeure. SELLER DISCLAIMS ANY WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE SOFTWARE AND ACCOMPANYING DOCUMENTATION, IF ANY, PROVIDED HEREUNDER IS PROVIDED "AS IS".

7. Installation Services, Warranties, Remedies and Disclaimers.

7.1 Customer is solely responsible for any necessary permits from public authorities or other third parties required

USA - Rev. 07/2022

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before Seller provides any Services. Seller is under no obligation to perform any Services until such permits are in place.

7.2 Seller warrants that for any installation services (Services), those Services will be performed in a (i) workmanlike and professional manner consistent with generally accepted industry standards, and (ii) conform to the written specifications of the agreed upon written specifications for six (6) months from completion. Customer's sole and exclusive remedy and Seller's entire liability with respect to the Services warranty in this Section 7 will be, at Seller's option, to either (a) use its reasonable commercial efforts to re-perform any non-conforming Services not in substantial compliance with this warranty or (b) refund amounts paid by Customer related to the portion of the Services not in substantial compliance. In each situation (a) or (b), Customer must notify Seller in writing within thirty (30) calendar days after performance of the applicable Services. Any warranty provided by Seller under this Section is void if an event outside the control of Seller impacts the Services or the Services are in anyway changed, unless Seller pre-approves in writing of the changes. SELLER MAKES NO OTHER, AND EXPRESSLY DISCLAIMS ALL OTHER, REPRESENTATIONS, WARRANTIES, CONDITIONS OR COVENANTS, WHETHER STATUTORY, EXPRESS OR IMPLIED (INCLUDING WITHOUT LIMITATION, ANY STATUTORY, EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, OR OTHERWISE.

8. Limitation of Liability. EXCLUDING CLAIMS FOR PERSONAL INJURY OR DEATH AND A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER THESE TERMS, NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF REVENUE OR INCOME, LOSS OF OR USE OF DATA, OPERATIONAL EFFICIENCY, LOSS OF CUSTOMERS OR INFORMATION, ARISING UNDER THESE TERMS REGARDLESS OF THE FORM OF ACTION OR THEORY OF RELIEF, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EXCLUDING CLAIMS FOR PERSONAL INJURY OR DEATH AND A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER THESE TERMS, ANY LIABILITY FOR DIRECT DAMAGES ARISING UNDER THESE TERMS, REGARDLESS OF THE FORM OF ACTION OR THEORY OF RELIEF, IS LIMITED TO THE PURCHASE PRICE OF THE PRODUCT OR IN THE CASE OF A SERVICES, THE TOTAL AMOUNT PAID OR TO BE PAID FOR THE SERVICES THAT GIVES RISE TO THE CLAIM UNDER THESE TERMS.

9. Intellectual Property Infringement.

9.1 Seller will indemnify, defend and hold harmless Customer, its officers, directors, employees, agents, affiliates, and end-users from and against any third-party claims ("**Claim(s)**") that any Seller manufactured Product provided to Customer under these Terms infringes any patent, copyright, trademark or trade secret provided that Customer (a) promptly notifies Seller in writing of the Claim, (b) makes no admission of liability and does not take any position adverse to Seller, (c) gives Seller sole authority to control the defense and settlement of the Claim, and (d) provides Seller full disclosure and reasonable assistance as required to defend the Claim. In the event the Product may in Seller's reasonable opinion to be infringing, Seller at its option and own expense may do the following: (i) secure for Customer the right to continue the use of the alleged infringing item, (ii) replace the alleged infringing item with a substantially equivalent non-infringing item, or (iii) modify the alleged infringing item to be non-infringing. In the event Seller is unable to perform the options previously listed (i) through (iii), Customer will then return the deliverable to Seller and Seller will refund Customer the amount paid for such item. THIS INFRINGEMENT SECTION IS SELLER'S ENTIRE LIABILITY AND CUSTOMER'S SOLE AND EXCLUSIVE REMEDY WITH RESPECT TO CUSTOMER'S INABILITY TO USE THE DELIVERABLE OR ANY PORTION OF THE PRODUCT DUE TO ANY INFRINGEMENT OR CLAIM OF INFRINGEMENT.

9.2 Seller will have no indemnification obligations where: (a) any Product was in accordance with Customer's or Customer's end-user's sole design or specifications, (b) Customer or Customer's end-user alters the Product, (c) Customer or Customer's end-user combines the Product with materials not supplied or approved by Seller and such infringement would not have occurred absent such combination, or (d) Customer or Customer's end-user continues to use the Product after receiving written notice from Seller to stop using the Product. In no case shall Seller be liable for any consequential, incidental, indirect, special, punitive, or exemplary damages (including, without limitation, lost profits, business, or goodwill) suffered or incurred by Customer. In no case shall Seller be liable for any damages arising out of Customer's negligent, reckless, or willful conduct.

9.3 Seller's indemnification obligations are conditioned upon Customer (i) notifying Seller promptly of any threatened or pending Claim, provided that failure to provide such notice will only relieve Seller of its indemnification obligations to the extent its ability to defend or settle an applicable Claim is materially prejudiced by such failure to provide notice; (ii) giving Seller, at Seller's expense, reasonable assistance and information requested by Seller in connection with the defense and/or settlement of the Claim; and (iii) tendering to Seller sole control over the defense and settlement of the Claim. Customer counsel or their appointed counsel of choice will have the right to participate in the defense of the Claim at Customer's own expense without setoff, reimbursement, or payment whatsoever from Seller. Customer will

Standard Conditions

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not, without the prior written consent of Seller, make any admission or prejudicial statement, settle, compromise, or consent to the entry of any judgment with respect to any pending or threatened Claim.

10. Seller's Intellectual Property.

10.1 Seller and/or its licensors are exclusively entitled to all rights to the Product derived from patent rights, trademark rights, design protection, copyrights or other Intellectual Property Rights or otherwise from the creation of the Product as well as related documents, specifications, samples, models, drawings, printing plates, photographs, and other material shall remain the Intellectual Property of Seller, including any improvements or alterations made to the Products or Services during Seller's performance under these Terms.

10.2 "Intellectual Property" shall mean any and all information developed by the Seller in relation to the Product, ancillary services, or otherwise and shall include trademarks, copyrights, service marks, trade names, logos, domain names, designs, emblems, insignia, fascia, slogans, videos, applications, know-how, information, patents, trade secrets, Proprietary Information (as defined in section 16), standards, specifications, techniques, teaching methods, schemes and materials, management methods, standard operational procedures, drawings, architectural plans and layouts, equipment standards, training manuals, user manuals, books and catalogues, handbooks, curricula, advertising and marketing material including leaflets, brochures, posters, stickers and flyers, and other material(s) and/or creation(s) irrespective of the medium and format (including inter-alia through a web platform), whether or not registered or capable of registration and all other proprietary rights whatsoever, whether owned by or available to the Seller now or in future, anywhere in the world.

10.3 "Intellectual Property Rights" shall mean and include (i) all possible rights, benefits, title or interest in or to the Intellectual Property, anywhere in the world, (whether registered or not and including all applications for the same and any extensions and renewals thereof) including all rights provided by international treaties and conventions, rights of distribution, reproduction and all other exploitation rights, (ii) any goodwill in relation to or in connection with the same, (iii) any licenses, permissions and grants in connection therewith; (iv) applications for any of the foregoing and the right to apply for them in any part of the world, (v) the right to obtain and hold appropriate registrations for any of the foregoing, (vi) causes of action in the past, present or future, related thereto including the rights to damages and profits, due or accrued, arising out of past, present or future infringements or violations thereof and the right to sue for and recover the same.

11. Data Protection; Consumer Privacy Laws; Remote Access Support.

11.1 To the extent Seller has access to Customer's data or devices, Seller may collect, forward, and use Customer's data for i) fulfilment of these Terms, ii) improvement of Product and Services, and iii) billing or general customer service purposes. Seller may transfer such data to affiliated companies or third parties commissioned to process data for Seller insofar as it is related to perform or make improvements to Products and Services. Seller will attempt to refrain from disclosing personal information to third parties.

11.2 In order to troubleshoot and diagnose any potential issues with the Product and Services, Customer agrees to allow Seller remote access to Customer's devices including Customer's network(s), computers, or servers. If Customer's site is accessible to Seller via BeyondTrust (Bomgar), Seller will connect and triage Customer's reported issue remotely.

12. Term; Termination. These Terms are effective until all Product is delivered, the Services are complete, or (if applicable) Customer has agreed to the Software as a Service subscription service and the term noted therein, whichever is later. Either Party may terminate these Terms if the other Party breaches any material terms or conditions of these Terms and the breach remains un-cured for thirty (30) calendar days after receipt of written notice of the breach. In addition to the foregoing, Seller may terminate these Terms with advanced written notice of ten (10) calendar days, if the other Party becomes insolvent, enters bankruptcy, reorganization, or other similar proceedings, admits in writing its inability to pay debts, or attempts or makes an assignment for the benefit of creditors.

13. Force Majeure. Except for the obligation to pay, neither Party is liable for failure to fulfill its obligations under these Terms due to causes beyond its reasonable control, including but not limited to: (1) war, warlike operations, armed aggression, insurrection, riots; (2) fires, floods, explosions, earthquakes, inclement weather; (3) any acts of a Government, governmental priorities, allocation regulations or orders; (4) acts of God or of the public enemy; (5) failure of or delays in transportation; (6) epidemics, quarantine restrictions, or other similar circumstances; (7) inability to procure materials or parts including unavailability of Original Equipment Manufacturer ("OEM") parts; and (8) labor troubles causing cessation, slowdown, work stoppage or interruption of work. Seller shall not be liable for failure to fulfill its obligations under these Terms for delays of any type that are

USA - Rev. 07/2022

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caused, in whole or part, by Customer or Customer's end-user. In the event of such a delay, Seller may invoice Customer for all completed Services. Furthermore, if Customer causes a delay, Seller may stop Services, which may result in a greater day-for-day delay in the completion of Services.

14. Governing Law and Dispute Resolution. Except for any equitable relief and claims for payment, any dispute, controversy or claim arising out of or in relation to these Terms, including the validity, invalidity, breach or termination, will be resolved by arbitration in Los Angeles, California under the Commercial Arbitration Rules of the American Arbitration Association (AAA). The tribunal will consist of a single arbitrator to be chosen under the AAA rules. The language of the arbitration will be English. The award will be final and binding on the Parties and will also include legal fees, costs of arbitration and all related matters. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction. These Terms are governed by the laws of the State of California, without regard to its choice of law provisions. The Parties agree that the United Nations Convention on Contracts for the International Sale of Goods (CISG) does not apply to these Terms.

15. Consumables. "Consumables" include but are not limited to tickets, keycards, gate booms, inks, fabrics, chemicals, filters, bulbs, thermal print heads, batteries, data carriers, wristbands, or generally, any product requiring replacement after use over a non-specific period of time.

15.1 Pricing; Orders. Pricing for Consumables are sold at Seller list price. All purchase orders submitted by Customer will be of no effect unless and to the extent that they are accepted by Seller in its sole discretion and provided they refer expressly to and are subordinate to these Terms. Orders for Consumables may be subject to minimum order values and quantities.

15.2 Printing Documentation. All typesets, printing plates, lithographs, photographically produced films and plates, stamping dye molds, and other means produced by Seller and provided for the production process shall remain the property of Seller. This shall also apply to any means of production provided by a third party on behalf of Seller.

15.3 Quality.

15.3.1 Seller assumes warranty in accordance with these Terms that the delivered Consumable(s) can be processed on Seller compatible equipment in accordance with the relevant product specifications. Warranty is excluded if equipment used is not Seller's or Seller compatible. Due to conditions of production and materials, the color may deviate among the items contained in one delivery or among the items of different deliveries. Press proofs and sample tickets are thus only roughly binding for the indication of the actual colors. Tickets made of plastics are largely inherently stable, break- and tear-proof in ambient temperatures between -4°F (-20°C) and 122°F (50°C).

15.3.2 All details given in 15.3.1 shall apply to a statistic reliability of ninety-five (95%) percent. Seller shall not be liable for any consequences of improper storage of Consumables by Customer and recommends storage in original packaging, at a temperature between 41°F (5°C) and 77°F (25°C), and a maximum relative humidity of sixty (60%) percent.

15.4 Delivery. Delivery shall be at the Customer's risk and expense to the address stated for delivery in the order confirmation. If the Customer did not state an address for delivery, the invoice address shall be the address for delivery. The Customer must accept excess deliveries or short deliveries of up to ten (10%) percent of the ordered Consumable(s). Seller reserves the right to effect partial deliveries of Consumables in case of production limitations. Seller shall not be liable for any printing or design errors which the Customer released with the approved proofs, nor may the Customer change any orders accepted as a Customer-specific custom production order after order confirmation from Seller.

15.5 Warranty.

15.5.1 Seller assumes warranty for the execution of the order in accordance with its specifications for a period of six (6) months after the date of delivery. Such warranty shall be fulfilled by rectification or new delivery of the goods. In case of purely optical defects not affecting the functionality or in case of quantitative defects, Seller shall be entitled, at its discretion, to rectify such defect by granting a reasonable price discount. These shall be Customer's sole remedy for warranty claims as it pertains to Consumables and further claims are excluded.

15.5.2 Customer must notify Seller in writing of any defective Consumable within seven (7) days of receipt, enclosing a sample of the item complained about and a detailed description of the defect. Complaints about any printing errors or delivery quantity are to be reported in writing within twenty (21) days after receiving the Consumable. The Customer must keep the goods in respect of which it sent a notification of defect until settlement of the issue and the Customer must hand over such goods to Seller upon request. Any claim for new delivery shall only arise concurrently and only to the extent the defective goods are re- turned. Replaced

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goods shall become the property of Seller.

- 15.5.3 Seller shall not assume any liability for defects unless the Customer accounts are current and paid to date. Any replacement deliveries shall be bound by these same Terms. The Customer must accept delayed deliveries unless the transaction included a written agreement for delivery by a fixed date.

15.6 Liability.

- 15.6.1 AS IT PERTAINS TO CONSUMABLES, EXCLUDING CLAIMS FOR PERSONAL INJURY, DEATH, CONTRACTUALLY AGREED UPON AMOUNTS DUE HEREUNDER, AND INDEMNIFICATION OBLIGATIONS UNDER THESE TERMS, Seller WILL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF REVENUE OR INCOME, LOSS OF OR USE OF DATA, OPERATIONAL EFFICIENCY, LOSS OF CUSTOMERS OR INFORMATION, ARISING UNDER THESE TERMS REGARDLESS OF THE FORM OF ACTION OR THEORY OF RELIEF, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHERMORE, ANY LIABILITY FOR DIRECT DAMAGES ARISING UNDER THESE TERMS, REGARDLESS OF THE FORM OF ACTION OR THEORY OF RELIEF, IS LIMITED TO THE PURCHASE PRICE OF THE CONSUMABLE GIVING RISE TO THE CLAIM.

- 15.6.2 Seller shall not be liable for any criminal or other illegal acts committed by third parties, such as acts of piracy, the copying, reproduction, modification, or other manipulation of Consumables, for parts or components of Consumables, such as for example chips, which are produced by third parties and manufactured into Consumables provided that usage of such parts or components is commonly accepted on the market, or for tickets, keycards, or data carriers being produced or sold by third parties.

15.7 Copyright & Right of Reproduction.

- 15.7.1 To the extent Seller is the owner of any copyrights to drafts, versions, ordered printing products or any parts thereof, the Customer - upon payment and acceptance of the delivery - shall only acquire the right to distribute the delivered products in accordance with the Copyright Act. Any other rights, in particular the right of reproduction, shall remain with Seller. Seller also has the exclusive right to use produced copying means (setting, films, etc.) and printing products to produce items for copying.

- 15.7.2 If the Customer provides lithographs, print layouts, writings or fonts of any kind, the Customer must, before placing the order with Seller and at its own risk and expense, ensure that Seller may legally use these items for production, copying and distribution purposes in agreement with the copyright holders, if any, and the Customer shall expressly authorize Seller to execute the order and assures Seller that there is no need to contact copyright holders, if any. The Customer expressly indemnifies and holds Seller harmless in respect of any claims or proceedings. Seller will immediately inform the Customer of any claims made against Seller by any third party with respect to copyright, and in case the matter is taken to court, Seller will serve a third-party notice on the Customer. If the Customer fails to join the proceedings as Seller's joined defendant upon such third-party notice, Seller shall be entitled to recognize the claimant's claim and to demand compensation from the Customer irrespective of whether such recognized claim was legitimate or not.

- 15.7.3 Except as otherwise provided by law, Consumables may only be used for the business purposes envisioned under these Terms and not for resale. Seller reserves the right to refuse Customer's orders for Consumables if it reasonably believes the Customer is reselling Consumables. Any credible evidence of the resale of Consumables by Customer shall be deemed to be a material breach of these Terms.

16. Miscellaneous.

16.1 Confidentiality.

- 16.1.1 Parties may provide information or data that it considers private, proprietary, competition-sensitive or confidential in order to satisfy the requirements of these Terms. A party disclosing Proprietary Information is a **"Disclosing Party,"** while a party receiving Proprietary Information is a **"Receiving Party."**

- 16.1.2 **"Proprietary Information,"** as used herein, shall mean any and all information, written, oral, electronically transmitted, graphic or in other form, that is provided and exchanged in consideration of current or future business opportunities, whether or not stamped or otherwise designated as confidential, and whether or not proprietary, conceptual or reduced to specific practices (which information shall include but not be limited to that relating to programs, marketing plans, finances, pricing, operations, personnel, products, processes, machines, compositions, inventions and discoveries). In addition, any prices or customized conditions of these Terms shall be considered Proprietary Information. Information shall not be deemed Proprietary Information, and receiving party shall have no obligation with respect to any such information, which:

Standard Conditions

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- 16.1.2.1 is or becomes publicly known through no wrongful act of the receiving party; or
- 16.1.2.2 is rightfully received by the receiving party from a third party without restriction and without breach of these Terms; or
- 16.1.2.3 is disclosed by the disclosing party to the third party without a similar restriction on the rights of such third party; or
- 16.1.2.4 is approved for release by written authorization of the disclosing party; or
- 16.1.2.5 is disclosed, in any event, after the expiration of ten (10) years from the date when such Proprietary Information was delivered.
- 16.1.3 Use of Proprietary Information by receiving party shall be limited to the purposes contemplated by these Terms. Receiving party shall protect the Proprietary Information received under these Terms with the same degree of care as it takes to preserve and safeguard its own proprietary information provided such degree of care is reasonably calculated to prevent such inadvertent disclosure.
- 16.1.4 Receiving party agrees that if receiving party uses the Proprietary Information contrary to the terms of this Section, disclosing party, in addition to all other remedies available to it, shall have the right to equitable relief, restraining or enjoining receiving party from using any Proprietary Information in violation of the terms and conditions of this section and to recover from receiving party reasonable costs in enforcing this section, including reasonable attorneys' fees.
- 16.1.5 Neither the execution and delivery of these Terms nor the delivery of any Proprietary Information hereunder shall be construed as granting either expressly or by implication, estoppel, or otherwise, any rights in or license to the Confidential or Proprietary Information not explicitly set forth herein.
- 16.1.6 Notwithstanding the foregoing, Proprietary Information may be disclosed upon the written consent of disclosing party, or pursuant to valid legal orders or governmental regulations or in connection with an action or proceeding brought to enforce or interpret these Terms.
- 16.1.7 Notwithstanding the foregoing, Customer and Seller agree that they will prepare mutually acceptable communications in relation to the execution of these Terms and/or the launch of the Seller services, to be released at a mutually agreed date. Both parties agree to provide a quote from a senior executive and description of the solution in written or video form as agreed. Customer grants to Seller and its affiliates a non-exclusive, worldwide, royalty-free right and license to use Customer's company and/or service names and logos to identify Customer as a Seller customer.

16.2 Entire Agreement. These Terms constitute the entire understanding between the parties regarding the purchase of Products or Services from Seller and supersedes and replaces any previous communications, representations or Terms, written or oral.

16.3 Conflicting Terms. These Terms takes precedence over any terms and conditions in a purchase order or other ordering document from Customer. The sale or order of any Product or Services is expressly conditioned on Customer's assent to the terms of these Terms. Any other additional or inconsistent terms or conditions in a purchase order or course of dealings between the Parties or usage of trade are expressly disclaimed and rejected.

16.4 Assignment. Except for those transferable warranties, neither Party may assign these Terms or any of its rights or obligations without the prior written consent of the other Party, unless a Party is subject to a change in ownership of more than fifty percent of its voting rights or any controlling interest in which case, advanced written notice is required to the other Party. These Terms bind and benefit the Parties and their respective successors and assigns. Subject to the restrictions in assignment contained in these Terms, these Terms will be binding on and inure to the benefit of the parties and their successors and assigns.

16.5 Amendment. No provision of these Terms may be waived, amended, or modified by either party except by a written amendment signed by both Customer and Seller.

16.6 Waiver. Any delay or failure by either party to exercise any right or remedy will not constitute a waiver of that party to enforce its rights.

16.7 Survivability. The terms and conditions of these Terms which by sense and content are intended to survive, including payment, warranties and disclaimers, confidentiality, indemnification, and limitation of liability, shall survive the expiration or termination of these Terms. If any part of these Terms are found by a court of competent jurisdiction

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to be invalid, illegal or unenforceable, all other parts will remain in effect.

16.8 Contra Proferentem. Each Party acknowledges that it has been represented by counsel under these Terms. Accordingly, any rule of applicable law or any legal decision that would require interpretation of any claimed ambiguities in these Terms against the drafting party has no application and is expressly waived.

16.9 Interpretation. Headings in these Terms are for reference purposes only and are not to be interpreted as being part of these Terms.

16.10 Subcontracting. Seller has the right to subcontract any other Services to any subcontractor that has the requisite skill and expertise to complete the work. In such situations, Seller will pass through to Customer all available warranties and use commercially reasonable efforts to assist Customer in administering any warranty claim. If Customer requires Customer's choice of subcontractor, Customer will: (1) contract directly with them; (2) verify provision of adequate insurances of the types and values Seller requires, and (3) indemnify Seller from and against any claim or allegation that arises from Customer's subcontractor's performance of services or presence in Seller's facility.

16.11 Attorney's Fees. In the event of any litigation, arbitration or any judicial proceeding arising as a result of the breach of these Terms, the party prevailing in such litigation or judicial proceeding shall be entitled to collect the costs and expenses of bringing or defending such litigation or proceeding, including reasonable attorneys' fees, from the party or parties not prevailing.

16.12 Counterparts. These Terms may be executed in one or more counterparts, each of which will be considered an original but altogether constitute the same instrument. Acceptance of these Terms may be made in electronic form showing the signatures of both parties. The Parties agree that electronic signatures may be used and will be legally valid, effective, and enforceable.

INVOICE

9/1/2022
INVOICE # 4

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
9/1/22	6% Development Fee on Hard Costs Thru August 2022	\$85,886.25

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$85,886.25					\$85,886.25

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 6,026,631.56
Earned Fee	\$ 361,597.89 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Current Fee Due	\$ 85,886.25



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

July 18, 2022
Invoice No: 181326

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through July 2, 2022

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	6.00	140.00	840.00	
Project Manager 3120	7.75	140.00	1,085.00	
SR Project Manager 3230	1.50	180.00	270.00	
Principal Engineer 4220	2.50	250.00	625.00	
Totals	17.75		2,820.00	
Total Labor				2,820.00
		Phase Total		\$2,820.00
		Invoice Total		<u><u>\$2,820.00</u></u>



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

August 19, 2022
Invoice No: 183447

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through July 30, 2022

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	1.00	140.00	140.00	
Totals	1.00		140.00	
Total Labor				140.00
		Phase Total		\$140.00
		Invoice Total		<u><u>\$140.00</u></u>

INVOICE

From

RaffertySuver LLC

PO Box 2508

Seattle, WA 98111

Invoice ID

714

PO Number

20110 Parkade july 2022

Issue Date

08/01/2022

Due Date

08/31/2022 (Net 30)

Subject

20110 Parkade July 2022

Invoice For

Gun Tower

1421 34th Avenue

Suite 300

Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	24.00	\$275.00	\$6,600.00
Product	Airfare	1.00	\$398.00	\$398.00
Product	Parking	1.00	\$32.00	\$32.00
Product	uber	1.00	\$38.50	\$38.50

Amount Due \$7,068.50

INVOICE

From **RaffertySuver LLC**
PO Box 2508
Seattle, WA 98111

Invoice ID **715**
PO Number 20110 Parkade Aug 2022
Issue Date 09/01/2022
Due Date 10/01/2022 (Net 30)
Subject 20110 Parkade Aug 2022

Invoice For **Gun Tower**
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	23.00	\$265.00	\$6,095.00
Product	hotel/meal	1.00	\$285.31	\$285.31
Product	fuel	1.00	\$115.00	\$115.00

Amount Due \$6,495.31



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-10
Date: July 13, 2022
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: June 30, 2022

Contract Amt \$35,950.00

Billed to Date \$9,395.37

Amt Remaining \$26,554.63

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.60	65.00	\$39.00
Administrator III	Larsen, John R	.60	65.00	\$39.00
Engineer IV	Black, Thomas B.	1.00	150.00	\$150.00
Quality Professional IV	De La Cruz, Raymondo	1.50	70.00	\$105.00
Quality Professional IV	De La Cruz, Raymondo	3.00	75.00	\$225.00
Total Service Amount:				\$558.00

Reimbursable Expenses

	Amount
C: Mileage	\$23.40
L: Compressive Strength of Concrete	\$150.00
	\$173.40

Total This Invoice \$731.40

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M21128-9	5/31/2022		\$221.30			\$221.30

DRAW 16

Submitted: October 13, 2022

Date	Payee	Ref	Memo	DR.
09/29/22	BKB / Paragon	300690	Fifteenth billing	740,754.41
09/14/22	Mountain Consulting	22-160	HVAC pipe wrap remediation	535.00
07/13/22	MacDonald Miller HVAC	JC77079	HVAC design, engineering, labor	33,280.00
07/13/22	MacDonald Miller HVAC	JC77080	HVAC boiler and chiller - 35% billing	153,424.23
09/08/22	Overhead Door	515599	Basement door install	18,200.82
09/13/22	Action Drain	367093	Drain blockages repair	1,515.10
10/01/22	PI Manager, LLC	5	6% Earned Development Fee	56,862.57
09/23/22	DCI Engineering	185370	Structural engineer oversight fees	335.00
10/02/22	RafterySuver LLC	740	September 2022 consulting fees	5,415.00
09/09/22	Budinger Inc	M21128-11	Testing fees	258.80
09/08/22	Vista Title and Escrow	21-17100.14	Date down endorsement #14	109.00
Loan Draw				1,010,689.93

BUDGET RECONCILING COSTS - EXCLUDE FROM DRAW TOTAL

Vista Title and Escrow	21.17100.13	Date down endorsement #13 (DO NOT FUND)	109.00
Vista Title and Escrow	21.17100.11	Date down endorsement #11 (DO NOT FUND)	109.00
Sub-Total			218.00

TOTAL COST - TIES TO BUDGET SUMMARY 1,010,907.93

TRUE



INV #: 300690

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANYInvoice #: 300690Property: PARKADEState: WAInvoice Date: 9/29/2022City: SPOKANEZip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 15	1	\$ 755,101.34		\$ 755,101.34
2	CONTRACT DRAW # 15 WA SALES TAXES	1	\$ 67,959.12		\$ 67,959.12
3	10% RETENTION	-1	\$ 82,306.05		\$ (82,306.05)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 740,754.41
TOTAL					\$ 740,754.41

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO:	300690	Distribution to:	OWNER: <input checked="" type="checkbox"/>
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO:	September 29, 2022	ARCHITECT:	<input type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR:	General Construction	CONTRACTOR:	<input type="checkbox"/>
				CONTRACT DATE:	March 29, 2021	FIELD:	<input type="checkbox"/>
				PROJECT NOS:	/ /	OTHER:	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,294,528.70
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$5,982,212.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$5,887,929.81
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$588,792.98
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$588,792.98
6. TOTAL EARNED LESS RETAINAGE	\$5,299,136.83
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$4,558,382.42
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$740,754.41
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$683,076.08
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$483,632.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,294,528.70	\$0.00
NET CHANGES by Change Order	\$3,294,528.70	

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 completed 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:

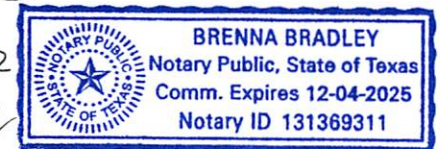
By: [Signature]
State of: TEXAS

Date: September 29, 2022

County of: DALLAS

Subscribed and sworn to before
me this 29th day of September, 2022

Notary Public: [Signature]
My Commission expires: 12-4-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$740,754.41

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

300690

September 29, 2022

September 29, 2022

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	34,373.88
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	36,375.40
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	26,012.08
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	19,746.63
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	21,965.46
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	1,617,941.58	823,060.46	0.00	2,441,002.04	100.00%	0.00	244,100.20
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	27,747.76
	CO# 5	175,220.10	80,937.00	0.00	0.00	80,937.00	46.19%	94,283.10	8,093.70
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$5,982,212.91	\$5,064,869.35	\$823,060.46	\$0.00	\$5,887,929.81	98.42%	\$94,283.10	\$588,793.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/29/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 740,754.41

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 09/29/2022

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 08/31/2022

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

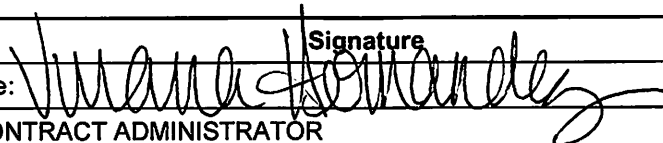
\$ 568,999.44

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Claimant's Signature:

 Signature

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 09/21/2022

Mountain Consulting Services LLC

9922 E Montgomery, Suite 9
Spokane Valley, WA 99206 US
(509) 924-9236
mountainconsultingservices.com

**BILL TO**

Charlie Bauman
1421 34th Avenue #300
Seattle, WA 98122

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22-160	09/14/2022	\$535.00	10/14/2022	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PROJECT NO.

22-025.2

DESCRIPTION	QTY	RATE	AMOUNT
Limited asbestos survey for the Boiler Room piping of the Parkaid Plaza Structure located at 511 West Main Street in Spokane, WA			
Project Manager	1	75.00	75.00
Asbestos Inspector	2	70.00	140.00
CAD Drafter	1	55.00	55.00
Report Preparation	2	70.00	140.00
PLM Bulk Analysis	5	25.00	125.00

Thank you for your business.

BALANCE DUE

\$535.00



MacDonald-Miller
FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions INC.
7717 Detroit Ave SW, Seattle, WA 98106
Phone (206) 763-9400

INVOICE

INVOICE NUMBER	JC77079
INVOICE DATE	7/13/2022
PO Number	
Total Due	\$33,280.00

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS
PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SEATTLE, WA 99201

Job 61224005 PARKADE CHILLER AND BOILER REP

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		7/13/2022
Description	MAY REVISED BILLING TO CORRECT RETENTION - SEE ATTACHED				

Billing Amount	\$32,000.00
Retention Withheld	\$1,600.00
Retention Due	\$0.00
Subtotal	\$30,400.00
Miscellaneous	\$0.00
Total Tax	\$2,880.00
Total	\$33,280.00

Exhibit B

Contractor Lien/Claim Waiver

From the Undersigned:
MacDonald Miller Facility Solutions
7717 Detroit Ave SW
Seattle, WA 98106

Contact Person: Ronnie Sokha

Phone: 206-512-5470

To Owner: Parkade Investors LLC

Project: Parkade Boiler & Chiller

Project Manager: Jason Petterson

Phone: 509-413-6979

CONDITIONAL RELEASE

The undersigned agrees that upon receipt by the undersigned of a check in the amount of \$ 33,280.00 and payment of that check by the bank upon which it was drawn, this document shall become effective to waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for labor, services, equipment and materials (“Work”) furnished on or before May 31st, 2022 ; provided that, this conditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other

UNCONDITIONAL RELEASE

The undersigned agrees that it has received progress payments in the aggregate amount of \$ 0.00 for labor, services, equipment and materials (“Work”) furnished to the Project and does hereby waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for any and all Work furnished on or before April 30th, 2022 ; provided that, this unconditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the

person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner



Title:

Dated this 13th day of July, 2022

authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner

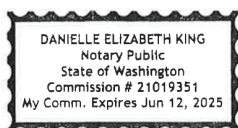


Title:

Dated this 13th day of July, 2022

NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF July, 2022




Printed Name: Danielle King
 Notary Public for Seattle
 residing at Washington
 My commission expires 6/12/25

Date	Geo Area	Jc Dept	Jc Task	Jc Dept Name	Cost Element	Source	Reference	Description	Billing Title	Additional Information	Quantity	UCM	Hours	Cost Per Unit	Labor Rate	Labor Cost
2/16/2022	000	95	04	PROJECT MGMT	L	PR	4368	BORISHKEVICH, ALEXSANDR I	Project Accountant	Check # D00000503448	0.00	R	1.00	0.00	61.80	61.80
2/16/2022	000	88	00	ENGINEERING	L	GJ	2084	HARGROVE, STEVEN	Design Engineer	GJ Journal Entry: 9108193	0.00	R	2.50	0.00	0.00	254.74
2/16/2022	000	88	00	ENGINEERING	L	GJ	3501	MONTEZ, JESSE	Design Engineer	GJ Journal Entry: 9108193	0.00	R	6.00	0.00	0.00	468.33
2/16/2022	000	88	00	PROJECT MGMT	L	GJ	1252	DOLL, DARLA IRENE	Project Coordinator	GJ Journal Entry: 9108193	0.00	R	1.25	0.00	0.00	55.88
2/16/2022	000	88	40	ENGINEERING	L	GJ	2084	HARGROVE, STEVEN	Design Engineer	GJ Journal Entry: 9108193	0.00	R	0.50	0.00	0.00	50.95
2/16/2022	000	88	86	ENGINEERING	O	GJ	9108193	PETTERSON 21 SA TO 61224005		GJ Journal Entry: 9108193	1.00	0.00	0.00	0.00	6.00	6.00
2/16/2022	000	88	86	ENGINEERING	O	GJ	9108193	PETTERSON 21 SA TO 61224005		GJ Journal Entry: 9108193	140.00	0.00	0.00	0.00	0.00	78.40
2/17/2022	000	84	00	FITTING FIELD	L	PR	1441	GIDEON, DANIEL SCOTT	UA-32 SEA-BT Rtg Fore	Check # D00000502785	0.00	R	1.00	0.00	113.95	113.95
2/21/2022	000	95	05	PROJECT MGMT	L	PR	5358	MCGRW, SCOTT E	Project Manager Senior	Check # D00000505567	0.00	R	0.25	0.00	111.56	27.89
2/21/2022	000	95	05	PROJECT MGMT	L	PR	5985	HEIKKE, ALEXANDER RYAN	Expeditior/Estimator	Check # D00000505472	0.00	R	0.50	0.00	46.63	23.32
2/23/2022	000	95	05	PROJECT MGMT	L	PR	5985	HEIKKE, ALEXANDER RYAN	Expeditior/Estimator	Check # D00000505472	0.00	R	0.25	0.00	46.63	11.66
3/1/2022	000	95	03	PROJECT MGMT	L	PR	1252	DOLL, DARLA IRENE	Project Coordinator	Check # D00000506822	0.00	R	0.75	0.00	43.02	32.27
3/2/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000507034	0.00	R	1.00	0.00	66.30	66.30
3/3/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000507034	0.00	R	1.00	0.00	66.30	66.30
3/3/2022	000	84	42	FITTING FIELD	L	PR	4911	LARSON, KURTIS M	UA-44 Spokane PPF Frmn	Check # D00000506296	0.00	R	7.00	0.00	112.86	790.02
3/3/2022	000	88	00	ENGINEERING	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000507034	0.00	R	1.00	0.00	66.30	66.30
3/7/2022	000	88	00	ENGINEERING	L	PR	4911	LARSON, KURTIS M	UA-44 Spokane PPF Frmn	Check # D00000507721	0.00	R	10.00	0.00	112.86	1,128.60
3/8/2022	000	88	00	ENGINEERING	L	PR	5625	NICHOLAS, JASON ANDREW	BIM Lead	Check # D00000508435	0.00	R	0.75	0.00	61.51	48.13
3/9/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000508465	0.00	R	1.00	0.00	66.30	66.30
3/10/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000508465	0.00	R	1.00	0.00	66.30	66.30
3/11/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000508310	0.00	R	1.00	0.00	86.17	86.17
3/11/2022	000	88	00	ENGINEERING	L	PR	3096	LAMBERT, DUSTIN J	Engineering CAD Lead	Check # D00000508371	0.00	R	3.00	0.00	59.52	178.56
3/11/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000508465	0.00	R	1.00	0.00	66.30	66.30
3/14/2022	000	88	00	ENGINEERING	L	PR	3949	MAMERTO, FERDINAND A	BIM/Revit Specialist	Check # D00000509795	0.00	R	5.00	0.00	51.34	256.70
3/14/2022	000	88	00	ENGINEERING	L	PR	5625	NICHOLAS, JASON ANDREW	BIM Lead	Check # D00000509829	0.00	R	1.25	0.00	61.51	76.89
3/15/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000509705	0.00	R	1.00	0.00	86.32	86.32
3/16/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000509705	0.00	R	1.00	0.00	86.32	86.32
3/16/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000509859	0.00	R	1.00	0.00	66.30	66.30
3/17/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000509705	0.00	R	1.00	0.00	86.32	86.32
3/17/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000509859	0.00	R	1.00	0.00	66.30	66.30
3/18/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000509705	0.00	R	1.00	0.00	86.32	86.32
3/18/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000509859	0.00	R	1.00	0.00	66.30	66.30
3/21/2022	000	88	00	ENGINEERING	L	PR	5625	NICHOLAS, JASON ANDREW	BIM Lead	Check # D00000511324	0.00	R	1.00	0.00	61.51	61.51
3/21/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000511146	0.00	R	1.00	0.00	57.73	57.73
3/22/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000511064	0.00	R	2.00	0.00	86.33	172.66
3/22/2022	000	88	00	ENGINEERING	L	PR	3096	LAMBERT, DUSTIN J	Engineering CAD Lead	Check # D00000511095	0.00	R	2.00	0.00	59.52	119.04
3/22/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000511146	0.00	R	2.00	0.00	57.73	115.46
3/23/2022	000	88	00	ENGINEERING	L	PR	3096	LAMBERT, DUSTIN J	Engineering CAD Lead	Check # D00000511095	0.00	R	2.00	0.00	59.52	119.04
3/23/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000511146	0.00	R	1.00	0.00	57.73	404.11
3/23/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000511367	0.00	R	7.00	0.00	66.30	66.30
3/24/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000511064	0.00	R	1.50	0.00	86.33	129.50
3/24/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000511146	0.00	R	7.50	0.00	57.73	432.98
3/24/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000511367	0.00	R	1.00	0.00	66.30	66.30
3/25/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000511146	0.00	R	5.50	0.00	57.73	317.52
3/25/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000511367	0.00	R	1.00	0.00	66.30	66.30
3/28/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000512782	0.00	R	7.00	0.00	57.73	404.11
3/28/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000512684	0.00	R	1.00	0.00	66.30	66.30
3/29/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000512782	0.00	R	7.00	0.00	57.73	404.11
3/29/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000512684	0.00	R	1.00	0.00	66.30	66.30
3/30/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000512529	0.00	R	1.00	0.00	86.32	86.32
3/30/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000512782	0.00	R	8.00	0.00	57.73	461.84
3/30/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000512684	0.00	R	2.00	0.00	66.30	132.60
3/31/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000512782	0.00	R	4.00	0.00	57.73	230.92
3/31/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	2.00	0.00	66.30	132.60
4/1/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000512684	0.00	R	2.00	0.00	66.30	132.60
4/4/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000513921	0.00	R	6.00	0.00	57.73	346.38
4/4/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000514140	0.00	R	1.00	0.00	66.30	66.30
4/5/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000513921	0.00	R	2.00	0.00	57.73	115.46
4/5/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000514140	0.00	R	1.00	0.00	66.30	66.30
4/6/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000514140	0.00	R	1.00	0.00	66.30	66.30
4/6/2022	000	95	90	PROJECT MGMT	O	REC	43682	ABADAN-SPOKANE	INV: 128048 dated: 03/01/22 PO: 425627	0.00	0.00	0.00	0.00	0.00	0.00	
4/7/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000513921	0.00	R	4.00	0.00	57.73	230.92
4/7/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000514140	0.00	R	1.00	0.00	66.30	66.30
4/8/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000514140	0.00	R	1.00	0.00	66.30	66.30
4/11/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	1.00	0.00	66.30	66.30
4/12/2022	000	88	00	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # D00000515288	0.00	R	1.00	0.00	86.32	86.32
4/12/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	1.00	0.00	66.30	66.30
4/13/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000515542	0.00	R	2.00	0.00	57.73	115.46
4/13/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	1.00	0.00	66.30	66.30
4/14/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	1.00	0.00	66.30	66.30
4/15/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000515542	0.00	R	2.00	0.00	57.73	115.46
4/15/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000515441	0.00	R	1.00	0.00	66.30	66.30
4/16/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000516909	0.00	R	1.00	0.00	66.30	66.30
4/19/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000516693	0.00	R	1.00	0.00	57.73	57.73
4/19/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # D00000516909	0.00	R	1.00	0.00	66.30	66.30
4/20/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # D00000516693	0.00	R	2.00</			

5/11/2022	000	95	90	PROJECT MGMT	O	PM	41107	ROBERT C CORY 3748		INV: 5/2 TO 5/6/22-PO dated: 05/11/22	1.00		0.00	0.00	0.00	85.00	
5/11/2022	000	95	90	PROJECT MGMT	O	PM	44339	MICHAEL BUNNELL		INV: 5/2 TO 5/5/22-PO dated: 05/11/22	1.00		0.00	0.00	0.00	110.00	
5/12/2022	000	84	00	FITTING FIELD	L	PR	6436	BUNNELL, MICHAEL THOMAS	UA 598 Pasco P&PF Frmn	Check # DO0000519915	0.00	R	10.00	0.00	99.82	998.20	
5/12/2022	000	84	00	FITTING FIELD	L	PR	5838	LOGAN, MATTHEW LEE	UA-32 SEA-Lead Fore	Check # DO0000520261	0.00	R	10.00	0.00	110.59	1,105.90	
5/12/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Expeditor/Estimator	Check # DO0000520798	0.00	R	0.25	0.00	69.69	17.42	
5/12/2022	000	95	05	PROJECT MGMT	L	PR	4039	PARTLOW, SHEILA R	Expeditor/Estimator	Check # DO0000520933	0.00	R	0.25	0.00	39.58	9.90	
5/12/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DO0000520096	0.00	R	1.50	0.00	90.52	135.78	
5/12/2022	000	84	60	FITTING FIELD	M	REC	4893	THERMAL SUPPLY COMPANY		INV: 7536922 dated: 05/10/22 PO: 437414	34.00		0.00	0.00	0.00	457.31	
5/12/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16288218-00 dated: 05/10/22 PO: 437246	370.00		0.00	0.00	0.00	3,579.46	
5/12/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16288221-00 dated: 05/10/22 PO: 437305	19.00		0.00	0.00	0.00	488.35	
5/13/2022	000	84	00	FITTING FIELD	L	PR	6436	BUNNELL, MICHAEL THOMAS	UA 598 Pasco P&PF Frmn	Check # DO0000519915	0.00	O	7.00	0.00	132.10	924.70	
5/13/2022	000	84	00	FITTING FIELD	L	PR	5838	LOGAN, MATTHEW LEE	UA-32 SEA-Lead Fore	Check # DO0000520261	0.00	O	7.00	0.00	154.44	1,081.08	
5/13/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000520942	0.00	R	1.00	0.00	66.30	66.30	
5/13/2022	000	95	05	PROJECT MGMT	L	PR	6424	KNIEREM, DEBORAH ANNE	Expeditor/Estimator	Check # DO0000520843	0.00	R	0.25	0.00	50.24	12.56	
5/13/2022	000	84	65	FITTING FIELD	E	REC	39417	OXARC INC		INV: 31538468 dated: 05/11/22 PO: 437360	9.00		0.00	0.00	0.00	205.06	
5/13/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C02299 dated: 05/10/22 PO: 437157	283.19		0.00	0.00	0.00	293.41	
5/13/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C02640 dated: 05/11/22 PO: 437061	40.42		0.00	0.00	0.00	41.30	
5/13/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C02678 dated: 05/11/22 PO: 437254	174.00		0.00	0.00	0.00	179.21	
5/13/2022	000	84	60	FITTING FIELD	M	REC	39417	OXARC INC		INV: 31539379 dated: 05/12/22 PO: 437660	2.00		0.00	0.00	0.00	99.56	
5/13/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16288218-01 dated: 05/11/22 PO: 437246	240.00		0.00	0.00	0.00	2,796.40	
5/13/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16288349-00 dated: 05/11/22 PO: 437620	190.00		0.00	0.00	0.00	2,309.53	
5/13/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16288402-00 dated: 05/12/22 PO: 437760	4.00		0.00	0.00	0.00	28.16	
5/16/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000522301	0.00	R	1.00	0.00	66.30	66.30	
5/16/2022	000	95	05	PROJECT MGMT	L	PR	1495	GOURD, STEVE W	Expeditor/Estimator	Check # DO0000522120	0.00	R	2.00	0.00	65.34	130.68	
5/16/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Expeditor/Estimator	Check # DO0000522155	0.00	R	0.25	0.00	69.69	17.42	
5/16/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DO0000521439	0.00	R	2.00	0.00	90.52	181.04	
5/17/2022	000	95	01	PROJECT MGMT	L	PR	5555	ROBERTS, PATRICK DAVID	PROJECT EXECUTIVE	Check # DO0000522339	0.00	R	2.00	0.00	134.43	268.86	
5/17/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000522301	0.00	R	1.00	0.00	66.30	66.30	
5/17/2022	000	95	05	PROJECT MGMT	L	PR	1495	GOURD, STEVE W	Expeditor/Estimator	Check # DO0000522120	0.00	R	2.50	0.00	65.34	163.35	
5/17/2022	000	84	65	FITTING FIELD	E	REC	39417	OXARC INC		INV: 11836336-00 dated: 05/13/22 PO: 437929	8.00		0.00	0.00	0.00	135.67	
5/17/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C04162 dated: 05/16/22 PO: 437628	6.00		0.00	0.00	0.00	54.92	
5/18/2022	000	95	90	PROJECT MGMT	O	PM	43559	MATT LOGAN 5838		INV: 5/10 TO 5/13/22-PO dated: 05/18/22	1.00		0.00	0.00	0.00	220.00	
5/19/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000522301	0.00	R	2.00	0.00	66.30	132.60	
5/19/2022	000	84	68	FITTING FIELD	R	REC	20311	SUNBELT RENTALS		INV: 125703604-0001 dated: 05/18/22 PO: 437141	1.00		0.00	0.00	0.00	797.81	
5/20/2022	000	84	00	FITTING FIELD	L	PR	6478	HEPPER, ROBERT OTTO	UA 44 Spokane P&PF Appr 47.5	Check # DO0000521492	0.00	O	8.00	0.00	55.94	447.52	
5/23/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DO0000523797	0.00	R	0.50	0.00	57.73	28.87	
5/23/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000523693	0.00	R	1.00	0.00	66.30	66.30	
5/24/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DO0000523797	0.00	R	1.00	0.00	57.73	57.73	
5/24/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000523693	0.00	R	1.00	0.00	66.30	66.30	
5/24/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Expeditor/Estimator	Check # DO0000523543	0.00	R	0.25	0.00	69.69	17.42	
5/24/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DO0000522840	0.00	R	1.00	0.00	90.51	90.51	
5/25/2022	000	95	90	PROJECT MGMT	O	PM	44339	MICHAEL BUNNELL		INV: 5/9 TO 5/13/22-PO dated: 05/25/22	1.00		0.00	0.00	0.00	220.00	
5/26/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DO0000523693	0.00	R	2.00	0.00	66.30	132.60	
5/26/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DO0000522840	0.00	R	2.00	0.00	90.51	181.02	
5/31/2022	000	84	65	FITTING FIELD	E	REC	3232	MECHANICAL SALES INC		INV: 718010 dated: 03/08/22 PO: 423843	363.00		0.00	0.00	0.00	22,147.04	
5/31/2022	000	82	60	SHEET METAL SHOP	M	REC	14699	FASTENAL COMPANY		INV: IDLEW170964 dated: 05/31/22 PO: 438417	5,203.00		0.00	0.00	0.00	497.89	
																Subtotal	\$ 61,708.93
																10% Fee	\$ 6,170.89
																Total	\$ 67,879.82



MacDonald-Miller
FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions INC.
7717 Detroit Ave SW, Seattle, WA 98106
Phone (206) 763-9400

INVOICE

INVOICE NUMBER JC77080
INVOICE DATE 7/13/2022
PO Number
Total Due \$153,424.23

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS
PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SEATTLE, WA 99201

Job 61224005 PARKADE CHILLER AND BOILER REP

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		7/13/2022
Description	JULY PROGRESS BILLING - SOV ATTACHED				

Billing Amount	\$147,523.30
Retention Withheld	\$7,376.17
Retention Due	\$0.00
Subtotal	\$140,147.14
Miscellaneous	\$0.00
Total Tax	\$13,277.10
Total	\$153,424.23

Exhibit B

Contractor Lien/Claim Waiver

From the Undersigned:
MacDonald Miller Facility Solutions
7717 Detroit Ave SW
Seattle, WA 98106

Contact Person: Ronnie Sokha

Phone: 206-512-5470

To Owner: Parkade Investors LLC

Project: Parkade Boiler & Chiller

Project Manager: Jason Petterson

Phone: 509-413-6979

CONDITIONAL RELEASE

The undersigned agrees that upon receipt by the undersigned of a check in the amount of \$ 153,424.23 and payment of that check by the bank upon which it was drawn, this document shall become effective to waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for labor, services, equipment and materials (“Work”) furnished on or before July 31st, 2022 ; provided that, this conditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other

UNCONDITIONAL RELEASE

The undersigned agrees that it has received progress payments in the aggregate amount of \$ 0.00 for labor, services, equipment and materials (“Work”) furnished to the Project and does hereby waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for any and all Work furnished on or before June 30th, 2022 ; provided that, this unconditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the

person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner



Title:

Dated this 13th day of July, 2022

authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner

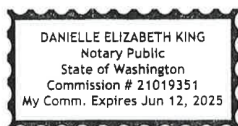


Title:

Dated this 13th day of July, 2022

NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF July, 2022




Printed Name: Danielle King

Notary Public for Seattle

residing at Washington

My commission expires 6/12/25

CONTINUATION SHEET

PAGE 2 OF 2 PAGES

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

APPLICATION NUMBER :
APPLICATION DATE :
PERIOD TO:
ARCHITECT'S PROJECT NO: 0

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULE VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
1			-	-		-	0%	-	-
2	Labor	101,359	24,000.00	28,000.00		52,000.00	51%	49,358.56	2,600.00
3	Equipment	173,381		51,000.00		51,000.00	29%	122,380.72	2,550.00
4	Subcontractor	28,724		1,611.30		1,611.30	6%	27,112.39	80.57
5	Material	42,098	8,000.00	16,000.00		24,000.00	57%	18,098.02	1,200.00
6	Controls	164,054		50,912.00		50,912.00	31%	113,142.00	2,545.60
7						-	0%	-	-
8						-	0%	-	-
9						-	0%	-	-
10						-	0%	-	-
11						-	0%	-	-
12						-	0%	-	-
13						-	0%	-	-
14						-	0%	-	-
15						-	0%	-	-
16						-	0%	-	-
17						-	0%	-	-
18						-	0%	-	-
19						-	0%	-	-
20						-	0%	-	-
21						-	0%	-	-
22						-	0%	-	-
23						-	0%	-	-
24						-	0%	-	-
25						-	0%	-	-
	GRAND TOTAL	509,615	32,000.00	147,523.30	-	179,523.30	35%	330,091.70	8,976.17

Date	Geo Area	Jc Dept	Jc Task	Jc Dept Name	Cost Element	Source	Reference	Description	Billing Title	Additional Information	Quantity	UOM	Hours	Cost Per Unit	Labor Rate	Labor Cost
5/31/2022	000	81	42	SHEET METAL FIELD	L	PR	1441	GIDEON, DANIEL SCOTT	UA-32 SEA-BT Rtg Fore	Check # DD00000524177	0.00	R	1.00	0.00	112.54	112.54
5/31/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DD00000524188	0.00	R	1.00	0.00	95.99	95.99
6/1/2022	000	81	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # DD00000524188	0.00	R	1.50	0.00	95.99	143.99
6/16/2022	000	88	40	ENGINEERING	L	PR	2084	HARGROVE, STEVEN R	Design Engineer	Check # DD00000527613	0.00	R	0.50	0.00	89.01	44.51
6/2/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Expeditor/Estimator	Check # DD00000524806	0.00	R	0.50	0.00	69.69	34.85
5/31/2022	000	95	04	PROJECT MGMT	L	PR	5879	KENNEDY, LORI A	Project Accountant	Check # DD00000524946	0.00	R	0.75	0.00	53.34	40.01
5/31/2022	000	81	43	SHEET METAL FIELD	L	PR	3120	O'HEARN, CASEY R	LOC-66 SEA-Com Matr Sv GF Mech	Check # DD00000524463	0.00	R	0.50	0.00	116.03	58.02
6/14/2022	000	95	05	PROJECT MGMT	L	PR	4039	PARTLOW, SHEILA R	Expeditor/Estimator	Check # DD00000527770	0.00	R	0.25	0.00	39.58	9.90
6/15/2022	000	95	05	PROJECT MGMT	L	PR	4039	PARTLOW, SHEILA R	Expeditor/Estimator	Check # DD00000527770	0.00	R	0.25	0.00	39.58	9.90
6/2/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000525058	0.00	R	2.00	0.00	66.30	132.60
5/31/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000525058	0.00	R	1.00	0.00	66.30	66.30
6/10/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000526415	0.00	R	2.00	0.00	66.30	132.60
6/8/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000526415	0.00	R	2.00	0.00	66.30	132.60
6/7/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000526415	0.00	R	1.00	0.00	66.30	66.30
6/15/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000527779	0.00	R	2.00	0.00	66.30	132.60
6/13/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000527779	0.00	R	1.00	0.00	66.30	66.30
6/17/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000527779	0.00	R	1.00	0.00	66.30	66.30
6/14/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000527779	0.00	R	1.00	0.00	66.30	66.30
6/24/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000529172	0.00	R	1.00	0.00	66.30	66.30
6/20/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000529172	0.00	R	1.00	0.00	66.30	66.30
6/23/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000529172	0.00	R	1.00	0.00	66.30	66.30
6/21/2022	000	95	01	PROJECT MGMT	L	PR	5863	PETTERSON, JASON ERNEST	Project Executive	Check # DD00000529172	0.00	R	1.00	0.00	66.30	66.30
6/1/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # DD00000525061	0.00	R	1.00	0.00	72.85	72.85
6/17/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	R	6.00	0.00	76.89	461.34
6/14/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	R	10.00	0.00	76.89	768.90
6/13/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	O	2.00	0.00	101.48	202.96
6/16/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	R	10.00	0.00	76.89	768.90
6/15/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	R	10.00	0.00	76.89	768.90
6/13/2022	000	81	00	SHEET METAL FIELD	L	PR	5109	STONEBACK, KURTIS JAMES	UA-32 SEA-BT Rtg Appr 70%	Check # DD00000527347	0.00	R	2.00	0.00	76.89	153.78
6/1/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000525162	0.00	R	2.00	0.00	57.73	115.46
5/31/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000525162	0.00	R	1.00	0.00	57.73	57.73
6/17/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000527882	0.00	R	1.00	0.00	57.73	57.73
6/16/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000527882	0.00	R	1.00	0.00	57.73	57.73
6/21/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000529278	0.00	R	0.50	0.00	57.73	28.87
6/24/2022	000	81	00	SHEET METAL FIELD	L	GJ	4750	HAITHCOX, BRYAN	UA-32 SEA-BT Rtg Jmy	GJ Journal Entry: 9491504	0.00	R	14.00	0.00	0.00	2,019.51
6/24/2022	000	81	00	SHEET METAL FIELD	L	GJ	4750	HAITHCOX, BRYAN	UA-32 SEA-BT Rtg Jmy	GJ Journal Entry: 9491504	0.00	R	10.00	0.00	0.00	1,442.51
6/24/2022	000	81	00	SHEET METAL FIELD	L	GJ	4750	HAITHCOX, BRYAN	UA-32 SEA-BT Rtg Jmy	GJ Journal Entry: 9491504	0.00	R	12.00	0.00	0.00	1,731.01
6/7/2022	000	81	65	SHEET METAL FIELD	E	REC	39268	LIMPSFIELD COMBUSTION ENG CO LTD		INV: 29857 dated: 05/31/22 PO: 423439	5.00		0.00	0.00	0.00	15,555.13
6/7/2022	000	81	65	SHEET METAL FIELD	E	REC	37852	UPS FREIGHT SUPPLY CHAIN SOLUTIONS INC		INV: 5248116959 dated: 05/17/22 PO: 441907	1.00		0.00	0.00	0.00	515.41
6/3/2022	000	82	60	SHEET METAL SHOP	M	REC	2355	GENSCO		INV: 854365132 dated: 06/01/22 PO: 439453	1.00		0.00	0.00	0.00	608.00
6/22/2022	000	82	60	SHEET METAL SHOP	M	REC	4819	TACOMA SCREW PRODUCTS		INV: 120059312-00 dated: 06/13/22 PO: 442787	287.50		0.00	0.00	0.00	287.50
6/24/2022	000	81	90	SHEET METAL FIELD	O	GJ	42007	BRYAN HAITHCOX 4750		WIE 06/19/22 EXPENSE	1.00		0.00	0.00	0.00	189.75
6/28/2022	000	95	90	PROJECT MGMT	O	PM	42679	KURT STONEBACK 5109		INV: 615 TO 6/24/22-EXP dated: 06/28/22	1.00		0.00	0.00	0.00	273.30
6/16/2022	000	84	68	FITTING FIELD	R	REC	20311	SUNBELT RENTALS		INV: 125703604-0002 dated: 06/15/22 PO: 437141	1.00		0.00	0.00	0.00	667.01
															Subtotal	\$ 28,481.05
															10% Fee	\$ 2,848.11
															Total	\$ 31,329.16

Invoice

The Genuine. The Original.



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

DBA: OVERHEAD DOOR CO OF SPOKANE CDA

Date: 9/8/2022
Invoice No. 515599

420 East 5th Ave
Post Falls, ID 83854
2087730502

Service at: PARKADE 511 W AVE, SPKN 99201
2ND LEVEL EXIT DOOR

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 612995 P Falls-Comm1

Salesman: MYERS;KYLE L.

Terms : Date of Installation

Reference: Work Order 612995

PO Number: EXIT GATE

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$16,698.00	\$16,698.00

02 SEPT 2022

LABOR AND MATERIAL TO INSTALL :

(1) - 19' X 7'6" STEEL GRILL 671 SERIES DOOR WITH 100,000 LIFE CYCLE SPRINGS.

REMOVE AND HAUL EXISTING DOOR, RECONNECT EXISTING OPERATOR
THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL DAY!

Subtotal:	\$16,698.00
Sales Tax:	\$1,502.82
Payments:	\$0.00
Total Due:	\$18,200.82

05INCITYIN

515599



Overhead Door Company of Spokane-Coeur

D'alene



420 East 5th Avenue
Post Falls, ID 83854
www.overheaddoorinc.com

Contact: KYLE MYERS
Phone: 208-773-0502
Email: KMYERS@OVERHEADDOORINC.COM

This proposal is valid till Thursday, August 18, 2022

Quote: SQL004788-1 | Created: 7/19/2022 7:56 AM

Job:

PARKADE 19X7 671

Prepared For:

COMMERCIAL

Item	Qty
1 671.RD 19' 0" x 7' 6" Opening	1
Mounting: Right: Steel, Face Mount E Guide; Left: Steel, Face Mount E Guide; Lintel - Steel, Header - Steel	
Curtain: Interior Mtd Above Lintel, Straight Lattice, Steel, Galvanized, Rod Spacing - 2, Link Spacing - 9, Every 5th Rod, Alternate Endlock	
Operation: Motor Supplied by Customer, Right Hand	
Bottom Bar: Double Angle, Steel, Galvanized, Hot Dipped, Astragal	
Guide: Steel, Powder Coat-Black, Structural Angle, High Usage Guides	
Hood: Round, Steel, Gray, Primed	
Bracket: Steel, Powder Coat-Black	
Misc: Non-Crated	
Last Changed: 7/19/2022 8:09 AM PDT	

INSTALL THE 19' 0" X 7' 6" STEEL 671 SERIES GRILL DOOR WITH A HOOD, STEEL CURTIN, STEEL GUIDES, AND 20,000 CYCLE SPRINGS. GENIE LIFTS, FREIGHT, AND REMOVE AND HAUL ARE INCLUDED. WILL RE-USE THE EXISTING ELECTRIC OPERATOR.

MATERIAL \$ 13,882.00.
LABOR \$ 1,400.00.

TOTAL \$ 15,282.00 PLUS SALES TAX.

UPGRADE FROM 20,000 CYCLE SPRINGS TO 100,000 CYCLE SPRINGS AN EXTRA \$ 1,416.00.

INSTALL A NEW 19' 0" X 7' 6" ""ALUMINUM"" GRILL CURTAIN ONLY. WILL RE-USE ALL OTHER EXISTING PARTS. GENIE LIFTS, FREIGHT, AND REMOVE AND HAUL OF CURTAIN ARE INCLUDED.

MATERIAL \$ 8,047.00.
LABOR \$ 1,400.00.

TOTAL \$ 9,447.00.

Overhead Door Company of Spokane-Coeur

D'alene



420 East 5th Avenue
Post Falls, ID 83854
www.overheaddoorinc.com

Contact: KYLE MYERS
Phone: 208-773-0502
Email: KMYERS@OVERHEADDOORINC.COM

Payment Method: COD

Shipment Details

Freight Terms: NEBFREIGHT

Acceptance:

Terms, price, and specifications on all pages of this proposal are hereby accepted.

Authorized By (Seller): _____ Date: _____
Authorized By (Buyer): Ann Surbridge Date: 7/21/2022
Print Name (Buyer): Ann Surbridge
Purchase Order: Exit gate Tax Exempt: Yes ☐ No ☒

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
9/13/2022	367093

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	10/13/2022
Item Code	Description	Quantity	Price Each	Amount
Minimum 2" Ho...	511 W Main Ave Serviced the 4th floor blue level floor drain of an unknown blockage on 09/12/2022 using a 1065 machine for 55 feet and a spade, no cutter, and the line is not flowing.	2.5	160.00	400.00
Hydro - Large	Returning with the jetter to go through the basement cleanout on 09/13/2022. Serviced the storm drain on 09/13/2022 through the basement cleanout located on the east side of the basement first. Used the chisel and a hammer as a large section of semi wet concrete has collected in the vertical and horizontal around the 90° bend through the concrete floor. Eventually extracted enough material to release the blockage upstream of the cleanout. Serviced the storm drain through the basement cleanout on the east side of the basement for large amounts of wet concrete using the large jetter with a chisel nozzle for 13 feet. Line is draining, though there is still a large section of dried concrete in the line. Recommend a plumber for repair.	2	495.00	990.00
	3210 - Spokane City TAX		9.00%	125.10
Thanks for your business - we appreciate it!			Total	\$1,515.10
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$1,515.10

INVOICE

10/1/2022
INVOICE # 5

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
10/1/22	6% Development Fee on Hard Costs Thru September 2022	\$56,862.57

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$56,862.57					\$56,862.57

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 6,974,341.12
Earned Fee	\$ 418,460.47 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Current Fee Due	\$ 56,862.57



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

Charlie Bauman
Parkade Investors LLC
1421 34th Ave
#300
Seattle, WA 98121

September 23, 2022
Invoice No: 185370

Project 20041-0520.00 Parkade Rehabilitation
Structural Engineering Services

Professional Services through August 27, 2022

2100 - Structural Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Project Manager 3110	1.50	140.00	210.00	
Principal Engineer 4220	.50	250.00	125.00	
Totals	2.00		335.00	
Total Labor				335.00
		Phase Total		\$335.00
		Invoice Total		<u>\$335.00</u>

INVOICE

From

RaffertySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

740

PO Number

20110 Parkade Sept 2022

Issue Date

10/02/2022

Due Date

11/01/2022 (Net 30)

Subject

20110 Parkade Sept 2022

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	20.00	\$265.00	\$5,300.00
Product	Fuel, travel day	1.00	\$115.00	\$115.00

Amount Due

\$5,415.00



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589

office@budingerinc.com

www.budingerinc.com

INVOICE

Guntower Capital
Attn: Charlie Bauman
2440 Western Ave
Suite 207
Seattle, WA 98121

Invoice Number: M21128-11
Date: September 09, 2022
Project Number: M21128
P.O. Number:

Parkade Parking Garage

For Professional Services Rendered Through: August 31, 2022

Contract Amt \$35,950.00

Billed to Date \$9,654.17

Amt Remaining \$26,295.83

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.20	65.00	\$13.00
Administrator III	Larsen, John R	.20	65.00	\$13.00
Engineer IV	Black, Thomas B	.50	150.00	\$75.00
Quality Professional III	Lewis, Daniel J	2.00	75.00	\$150.00
Total Service Amount:				\$251.00

Reimbursable Expenses

	Amount
C: Mileage	\$7.80
	\$7.80

Total This Invoice \$258.80

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M21128-10	7/13/2022		\$731.40			\$731.40

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.14	09/08/2022	\$109.00	10/08/2022	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Endorsement	Datedown Endorsement #14 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 17

Submitted: November 17, 2022

Date	Payee	Ref	Memo	DR.
10/25/22	BKB / Paragon	30069P	Sixteenth billing	273,678.20
11/08/22	MacDonald Miller HVAC	JC79925A	HVAC materials, labor	310,665.78
11/08/22	Action Drain	3791042	Drain blockages repair	1,062.75
09/12/22	City Glass	3873	Entry arm install / repairs	1,575.05
10/24/22	Vertical	V7480	Signage billing less 50% payment	41,202.66
11/01/22	PI Manager, LLC	6	6% Earned Development Fee	37,691.07
10/30/22	RafterySuver LLC	765	October 2022 consulting fees	5,228.70
11/01/22	Vista Title and Escrow	TBD	Date down endorsement #15	109.00
Loan Draw				671,213.21

TRUE



INV #: 30069P

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Invoice #: 30069P

Property: PARKADE

State: WA

Invoice Date: 10/25/2022

City: SPOKANE

Zip: 99201

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 16	1	\$ 278,978.80		\$ 278,978.80
2	CONTRACT DRAW # 16 WA SALES TAXES	1	\$ 25,108.09		\$ 25,108.09
3	10% RETENTION	-1	\$ 30,408.69		\$ (30,408.69)
4	(**PLEASE SEE THE ATTACHED SHEET FOR DETAILS**)				\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 273,678.20
				TOTAL	\$ 273,678.20

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069P PERIOD TO: October 25, 2022 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,802,555.57
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$6,490,239.78
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$6,192,016.70
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on G703)	\$619,201.67
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$619,201.67
6. TOTAL EARNED LESS RETAINAGE	\$5,572,815.03
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$5,299,136.83
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$273,678.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$917,424.75
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$508,740.68

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,294,528.70	\$0.00
Total approved this Month	\$508,026.87	\$0.00
TOTALS	\$3,802,555.57	\$0.00
NET CHANGES by Change Order		\$3,802,555.57

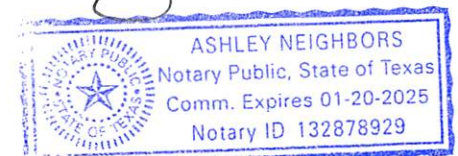
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Ashley Neighbors
 By: _____ Date: October 25, 2022
 State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
 me this 25th day of October
2022

Notary Public: Ashley Neighbors
 My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$273,678.20
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

30069P

APPLICATION DATE:

October 25, 2022

PERIOD TO:

October 25, 2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	67,323.52
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	34,373.88
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	40,442.06
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	36,375.40
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	1,000.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	26,012.08
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	19,746.63
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	21,529.40
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	21,965.46
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	21,255.93
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	18,826.98
	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	244,100.20
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	27,747.76
	CO# 5	175,220.10	80,937.00	94,283.10	0.00	175,220.10	100.00%	0.00	17,522.01
	CO# 6	508,026.87	0.00	209,803.79	0.00	209,803.79	41.30%	298,223.08	20,980.38
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$6,490,239.78	\$5,887,929.81	\$304,086.89	\$0.00	\$6,192,016.70	95.41%	\$298,223.08	\$619,201.69

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 PARKADE PARKING GARAGE.
 511 WEST MAIN AVE ST SPOKANE,
 WA 99201

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: March 29, 2021

CHANGE ORDER INFORMATION:
 Change Order Number: 006
 Date: 10/20/2022

OWNER: *(Name and address)*
 PARKADE INVESTORS LLC, A
 WASHINGTON LIMITED LIABILITY
 COMPANY
 1421 34TH AVENUE, # 300
 SEATTLE, WA 98122

ARCHITECT: *(Name and address)*

CONTRACTOR: *(Name and address)*
 BKB PARAGON NORTHWEST, LLC

1820 N. GREENVILLE AVE. SUITE #
 100
 RICHARDSON, TX 75081

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please see the attached sheet for details total amount of \$508,026.87

The original Contract Sum was	\$ 2,687,684.21
The net change by previously authorized Change Orders	\$ 3,294,528.70
The Contract Sum prior to this Change Order was	\$ 5,982,212.91
The Contract Sum will be increased by this Change Order in the amount of	\$ 508,026.87
The new Contract Sum including this Change Order will be	\$ 6,490,239.78

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	BKB PARAGON NORTHWEST, LLC	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
SIGNATURE	<i>Viviana Hernandez</i> SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	VIVIANA HERNANDEZ, CONTRACT ADMINISTRATOR PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	10/20/2022 DATE	DATE

BKB Paragon NW

1820 N Greenville, Suite 100
Richardson, Texas 75081

Parkade

511 W. Main Ave. St.
Spokane, WA 99201
Submitted to: Dan Suver

10/20/2022

Submitted by: Stuart English

Description	Qty	Unit	Unit Cost	Subtotal	
Change Order # 6					
Cornice	1	lump	\$ 67,176.79	67,176.79	100%
Fencing	1	lump	\$ 11,000.00	11,000.00	100%
Expansion Joint repairs	1	lump	\$ 475,972.00	475,972.00	24.60%
Abatement Sub.	1	lump	\$ 6,000.00	6,000.00	100%
Asbestos Testing on the cornices	1	lump	\$ 642.00	642.00	100%
Credit for the balance left on the roof CO# 5	1	lump	\$ (94,283.10)	-94,283.10	100%
Subtotal				\$ 466,507.69	
WA Sales Tax			8.90%	\$ 41,519.18	60.47%

Total	\$ 508,026.87
--------------	----------------------

October Draw \$ 209,803.79

Balance Left \$ 298,223.08

✓ Copy of Parkade Quantities.xlsx

↶ ↷ ⌂ + ...

	A	B	C	D	E
92	October 2022				
93	Atrium Overhead Repairs	150 SF overhead repairs	Atrium near office	6000	
94	South West Gray Overhead	65 SF		2600	
95	South West Brown Overhead	100 SF		4000	
96	Total	315 SF			
97					
98	Orange Helix expansion joint	200 SF full depth		15144	
99	Helix to Atrium expansion joint	400 SF full depth		15144	
100	Brown/Orange Full Depth	235 SF full depth	West Horseshoe	9400	
101	Skywalk/ Watch office expansion joint	170 SF full depth	100% complete	15144	
102	South Blue/Brown Expansion Joint	150 SF full depth	100% complete	15144	
103	South Red/Blue Expansion Joint	160 SF full depth	100% complete	15144	
104	South Brown/Orange	160 SF full depth	100% complete	15144	
105	Total	875 SF full depth			
106					
107	Rebar	350 LF #5	Brown/Orange Full Depth		
108	Rebar	100 LF #5	Brown/Orange Full Depth		
109	Rebar	200 LF #5	Skywalk/ Watch office expansion joint		
110	Rebar	210 LF #5	South Red/Blue expansion joint		
111	Rebar	215 LF #5	South Blue/Brown Expansion Joint		
112	Rebar	200 LF #5	South Brown/Orange		
113	Rebar	150 LF #5	Overhead repairs		
114	Total	1,425 LF Rebar		7125	
115					
116	Deck coating - Skywalk	130 SF	100% complete	975	
117	Flashing	30 LF		900	
118					
119	Remove/Replace expansion joint cover plates	60 SF	Blue/Orange	3000	
120			Total October	124864	
121			Carry Over from September	29394.72	
122			Total to bill	124865	
123					
124					
125					
126					
127					
128					
129					
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132					
133					
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145					

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 10/25/2022

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 273,678.20

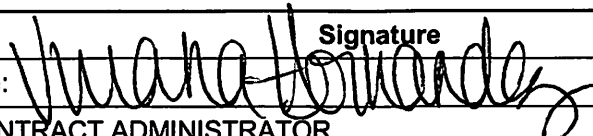
Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 10/25/2022



AIA[®] Document G701[™] – 2017

Change Order

PROJECT: *(Name and address)*
PARKADE PARKING GARAGE.
511 WEST MAIN AVE ST SPOKANE,
WA 99201

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 29, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 006
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PARKADE INVESTORS LLC, A
WASHINGTON LIMITED LIABILITY
COMPANY
1421 34TH AVENUE, # 300
SEATTLE, WA 98122

ARCHITECT: *(Name and address)*

CONTRACTOR: *(Name and address)*
BKB PARAGON NORTHWEST, LLC

1820 N. GREENVILLE AVE. SUITE #
100
RICHARDSON, TX 75081

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NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	BKB PARAGON NORTHWEST, LLC	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
_____ ARCHITECT <i>(Firm name)</i>	_____ CONTRACTOR <i>(Firm name)</i>	_____ OWNER <i>(Firm name)</i>
_____ SIGNATURE	<i>Viviana Hernandez</i> SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME AND TITLE	VIVIANA HERNANDEZ, CONTRACT ADMINISTRATOR PRINTED NAME AND TITLE	_____ PRINTED NAME AND TITLE
_____ DATE	10/20/2022 DATE	_____ DATE

BKB Paragon NW

1820 N Greenville, Suite 100
Richardson, Texas 75081

Parkade

511 W. Main Ave. St.
Spokane, WA 99201
Submitted to: Dan Suver

10/20/2022

Submitted by: Stuart English

Description	Qty	Unit	Unit Cost	Subtotal
Change Order # 6				
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Expansion Joint repairs	1	lump	\$ 475,972.00	475,972.00
Abatement Sub.	1	lump	\$ 6,000.00	6,000.00
Asbestos Testing on the cornices	1	lump	\$ 642.00	642.00
Credit for the balance left on the roof CO# 5	1	lump	\$ (94,283.10)	-94,283.10
Subtotal				\$ 466,507.69
WA Sales Tax			8.90%	\$ 41,519.18

Total	\$ 508,026.87
--------------	----------------------



Sylvi&Bri General Contractor LLC

429 E Second Ave | Spokane, WA 99202

509-217-2259 | tonyt08@sbconstructionllc.org | <https://sbconstructionspokane.com>

RECIPIENT:

Matt Calvert

511 West Main Avenue

Spokane, Washington 99201

Invoice #103

Issued Sep 17, 2022

Due Sep 16, 2022

Paid Sep 17, 2022

Total \$7,590.32

Account Balance \$0.00

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Sep 17, 2022				
Labor	Hourly labor charge for installation of materials	8.5	\$140.00	\$1,190.00
Chain Link Fence Material Cost: BLACK	6' Black Chain Link heavy gauge Security fence, posts, ties, single gate, brackets, bands and all hardware required. 56 linear feet x 6' adding single pass through security gate	56	\$78.10	\$4,373.60
Change order for additional fencing	-approx 4ft gap will be covered with additional fencing and hardware between each vertical column. labor and materials are included.	1	\$1,400.00	\$1,400.00

Thank you for your business. Please contact us with any questions regarding this invoice.

GC 85-1393261

Subtotal \$6,963.60

State (9.0%) \$626.72

Total \$7,590.32

Deposit collected - \$3,795.16

Paid - \$3,795.16

Invoice balance \$0.00

Account balance \$0.00

CHARGE A12V
XXXXXXXXXXXX2305
AIR2 2VTE
CREDIT CARD
08 55 3055 13 14 44



NORTHWEST FENCE CO., INC. E. 14909 SPRAGUE AVENUE
SPOKANE VALLEY, WA 99216 (509) 928-8084
NORTHWESTFENCECOMPANY.COM SALES@NORTHWESTFENCECOMPANY.COM

INVOICE # 0028773

09/22/2022

MATT CALVERT
CJL
SPOKANE VALLEY, WA

QTY.	SOURCE #	ITEM	AMOUNT
1	NWF-LRCBL178158	1 7/8" X 1 5/8" BLACK LINE RAIL CLAMP @ 7.80 /Ea. =	7.80
4	NWF-CB38X2	3/8" X 2" CARRIAGE BOLT @ 1.45 /Ea. =	5.80
		SUB TOTAL:	----- \$ 13.60
		8.90% SALES TAX:	1.21
		TOTAL AMOUNT DUE:	----- \$ 14.81

THANK YOU FOR YOR BUSINESS!!!
10% RESTOCKING FEE FOR ALL RETURNED STOCK ITEMS.
NO RETURNS ON SPECIAL ORDER ITEMS.
NO RETURNS ON ANY CEDAR PRODUCTS. NO PICKING THROUGH WOOD PRODUCTS.
NO RETURNS ON PRODUCT AFTER 90 DAYS.

08-51-5033 CREDIT CARD 13-22-53 200-928-8084



NORTHWEST FENCE CO., INC. E. 14909 SPRAGUE AVENUE
SPOKANE VALLEY, WA 99216 (509) 928-8084
NORTHWESTFENCECOMPANY.COM SALES@NORTHWESTFENCECOMPANY.COM

INVOICE # 0028756

BILL TO:

MATT CALVERT
CJL
SPOKANE VALLEY, WA

SHIP TO: 09/21/2022

510-691-4732

QTY.	SOURCE #	ITEM	AMOUNT
85	NWF-PDTB158	1 5/8" BLACK .065 DURA-TUBE @ 5.58 /Ft. =	474.30
20	NWF-REPS158BLK	1 5/8" BLACK STEEL RAIL-END @ 8.11 /Ea. =	162.20
20	NWF-CB516X114	5/16" X 1 1/4" CARRIAGE BOLT @ 1.05 /Ea. =	21.00
5	NONE	BLACK CHAIN LINK MESH 120" TALL @ 11.35 =	56.75
40	NWF-TIES9LGBL	8 1/4" 9 GA. VINYL COATED BLACK TIE WIRE @ .70 /Ea. =	28.00
50	NWF-TIES9SHBL	6 1/2" 9 GA. VINYL COATED BLACK TIE WIRE @ .69 /Ea. =	34.50
20	NWF-BBS238BLK	2 3/8" BLACK STANDARD BRACE BAND @ 3.87 /Ea. =	77.40
1	NWF-DCPS238BLK	2 3/8" BLACK STEEL CAP @ 4.14 /Ea. =	4.14
2	NWF-TBR10	118" BLACK STEEL TENSION BAR @ 31.28 /Ea. =	62.56
SUB TOTAL:			\$ 920.85
10.00% DISCOUNT:			- 92.09
SUB TOTAL AFTER DISCOUNT:			\$ 828.76
8.90% SALES TAX:			73.76
TOTAL AMOUNT DUE:			\$ 902.52

THANK YOU FOR YOR BUSINESS!!!
10% RESTOCKING FEE FOR ALL RETURNED STOCK ITEMS.
NO RETURNS ON SPECIAL ORDER ITEMS.
NO RETURNS ON ANY CEDAR PRODUCTS. NO PICKING THROUGH WOOD PRODUCTS.
NO RETURNS ON PRODUCT AFTER 90 DAYS.

Order #: **126770**
Thank you for your order!

Your order will be processed within **1 to 2 business days**.

Your Order

Quantity	Product Name	Item Price	Price
1	200 Series - Privacy Plus Fence Screen - 8'-8" (Custom Size) - Jet Black <ul style="list-style-type: none">• Section 1: 12'0" x 9' (8'-8")• Section 2: 14'0" x 9' (8'-8")• (2) Custom Sizing Fees• Commercial + Windy Finishing Package - Solid brass grommets every 12-in & triple grommet corners. Half-moon wind vents every 10-ft. 300-GSM black binding on all sides & reinforced center binding strip.	\$197.68	\$197.68
1	200 Series - Privacy Plus Fence Screen - 6'-8" (Custom Size) - Jet Black <ul style="list-style-type: none">• Section 1: 16'6" x 7' (6'-8")• Section 2: 2'0" x 7' (6'-8")• Section 3: 3'8" x 7' (6'-8")• (3) Custom Sizing Fees• Commercial Finishing Package - Solid brass grommets every 12-in & triple grommet corners with 300-GSM black binding & thread on all sides.	\$135.72	\$135.72
1	200 Series - Privacy Plus Fence Screen - 5'-8" - Jet Black <ul style="list-style-type: none">• Section 1: 3'6" x 6' (5'-8")• (1) Custom Sizing Fee• Commercial Finishing Package - Solid brass grommets every 12-in & triple grommet corners with 300-GSM black binding & thread on all sides.	\$54.36	\$54.36
		Subtotal:	\$387.76
		Tax:	\$34.89
		Shipping:	
		FREE FedEx	
		Ground	FREE
		Shipping (1-4 days)	

Total: \$422.65

Bill To

Mathew Calvert
1820 N Greenville Ave
Suite 100
Richardson, TX 75081
US
5106914732
mattcalvert.bkb@gmail.com

Ship To

BKB Paragon NorthWest
511 W Main Ave
Parkade
Spokane WA, 99201-0512
US
Commercial Address: No

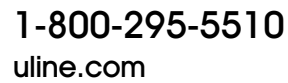
Any damaged or incorrect orders must be reported within 5 days of delivery.

****Custom sized panels are non-returnable****

Authorized returns must be made within 30 days of delivery and are charged at a 20% restocking fee.

Thank you for your business!

If you need help with your order please call us toll-free at 888.313.6313 or contact us by email at customer-care@fencescreen.com.



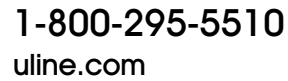
ORDER # 77717771
PO # PARKADE
SHIPMENT 1 of 1

SOLD TO: BKB PARAGON NW LLC
1820 N GREENVILLE AVE STE 100
RICHARDSON TX 75081-0028

SHIP TO: BKB PARAGON
511 W MAIN AVE
SPOKANE WA 99201

SUB-TOTAL 420.00	SALES TAX 46.61	SHIPPING/HANDLING 97.94	TOTAL 564.55
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ATTENTION: BKB PARAGON
TRACK YOUR ORDERS ON ULINE.COM/TRACK



ORDER # 76371425
PO # PARKADE
SHIPMENT 1 of 1

SOLD TO: BKB PARAGON NW LLC
1820 N GREENVILLE AVE STE 100
RICHARDSON TX 75081-0028

SHIP TO: BKB PARAGON
511 W MAIN AVE
ATTN: PARKADE
SPOKANE WA 99201

SUB-TOTAL 140.00	SALES TAX 15.68	SHIPPING/HANDLING 34.21	TOTAL 189.89
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ATTENTION: BKB PARAGON
TRACK YOUR ORDERS ON ULINE.COM/TRACK



CONT. REG. NO. IRSENIW033PN

WASHINGTON – OREGON – IDAHO – MONTANA
P.O. BOX 15216 * SPOKANE VALLEY, WA 99215-5216
(509)927-7867 FAX (509)928-3933

ASBESTOS * LEAD
ENVIRONMENTAL SERVICES
SELECTIVE DEMOLITION

September 23, 2022

Matt Calvert
BKB Construction, L.P./BKB Paragon NorthWest, LLC
1820 N Greenville Ave, Suite 100
Richardson, TX 75081

RE: Asbestos Abatement –Pipe Insulation & Fittings – 511 W Main St, Spokane, WA.

Matt,

Our price to set up a regulated negative pressure enclosure with an attached decontamination unit, and critical seals to remove and dispose of up to 100 LF of Asbestos Containing Mudded Fittings and Associated Fiberglass Pipe Insulation identified in the "Limited Asbestos Survey" performed by Mountain Consulting Services on 9/1/2022 at the above location will be:

\$ 5,701.00

Price Includes: Notifications to Spokane Regional Clean Air Agency and to Washington Department of Labor and Industries. Air monitoring, Washington State certified asbestos supervisor and workers. Asbestos liability insurance. Transportation and disposal at an EPA-approved facility. 30-day price guarantee. Price assumes one mobilization.

Clarifications & Assumptions

- Water and power will be available on site for IRSE use during abatement activities
- One Mobilization to complete the work
- IRSE will use blue easy release painters' tape to protect the walls from paint or finish release when we prep critical seals with plastic sheeting. Occasionally small sections of paint, wallpaper, or varnish are removed or marred when containment is removed even with the extra precaution and care we take
- IRSE will only be removing the items listed above
- All repair and replacement work to be performed by other
- All stored items, furnishings, and wall hangings to be removed from work areas prior to IRSE arrival

Price Excludes:

Sales tax
Utilities
Re-Insulation of Piping
Repair or replacement work
Removal of Extra Asbestos Containing Materials
Moving of stored items to access the work area
Extra Mobilizations (\$1,500.00)
Saturday, Sunday, or Overtime Work

Let me know if you have any questions. IRSE Environmental appreciates the call and the opportunity to be of service to you. We look forward to hearing from you.

Respectfully,
Mike Blankenship
Mike Blankenship

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which Paragon Services agrees to pay the amount mentioned in said proposal. Full amount due within 30 days from date of invoice (1 1/2 percent service charge on balances after 30 days) If paying by Credit Card a 3.5% fee will be added to the amount due.

ACCEPTED BY: *Mike Calvert* DATE: 9/27, 2022.



Parkade Plaza
511 West Main
Spokane, WA

Submitted to:
Raftery Suver LLC

Submitted by:
BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

Thursday, January 27, 2022

Cornice Removal at 4 Corners of Bldg

Description	Quantity	Unit	Unit Cost	Subtotal	
Wrecking Ball sub quote	1	Lump	\$ 81,285.00	\$ 81,285.00	
Asbestos abatement and disposal - 608 SF (+/- 5%) - Wrecking Ball	1	Lump	\$ 21,666.75	\$ 21,666.75	
Asbestos air monitoring and testing	4	Each	\$ 1,000.00	\$ 4,000.00	Allowance
Supply 480VAC 3phase 5- Amp electrical connections	4	Each	\$ 500.00	\$ 2,000.00	
Supply water	4	Each	\$ 130.00	\$ 520.00	
Safway scaffolding	1	Each	\$ 52,541.00	\$ 52,541.00	
Scaffold engineering	1	Each	\$ 7,500.00	\$ 7,500.00	
Traffic Control Engineering	4	Each	\$ 1,440.00	\$ 5,760.00	
Sidewalk protection	4	Each	\$ 3,500.00	\$ 14,000.00	Contingency if we are not allowed to close sidewalk we will not need
Street permit	4	Each	\$ 255.00	\$ 1,020.00	
Sidewalk permit	4	Each	\$ 500.00	\$ 2,000.00	
City \$10,000 Bond	1	Each	\$ 400.00	\$ 400.00	
General conditions, overhead & profit		%		\$ 38,538.55	
Subtotal				\$231,231.30	
Contingency	10%			\$23,123.13	Contingency
Sales Tax	8.90%			\$22,637.54	
Total Estimated Cost				\$276,991.97	

Additional Costs	Subtotal	
Paragon Time & Material	\$16,780.00	removing & reattaching stair railings in NW corner, removing & reattaching fencing, traffic control/flaggers, patch work to finish cornice removal
Wrecking Ball Re-Mobilization/Additional Demo	\$6,376.18	additional demo on SE cornice above Helix
Wrecking Ball Additional Abatement	\$2,108.24	additional abatement on SE cornice above Helix
Safway Additional Scaffolding on Level Below	\$25,081.23	
Safway Additional Scaffolding for Additional Demo - SE Cornice	\$4,743.00	
Traffic Corp 7/18-8/9 (15 working days)	\$23,498.00	projected
Supply 480VAC 3phase 5- Amp electrical connections	-\$2,000.00	
Contingency	-\$25,181.09	
Subtotal	51,405.56	
GC, OH & P	10,281.11	
Sales Tax	8.90%	\$5,490.11
Total Additional Costs	\$67,176.79	
Original Roof C.O.	\$ 202,133.65	Includes neighboring roof that wasn't approved by neighbor and incorrect sub-contractor measurements
Revised Roof Charge	\$ 80,937.00	
Available tracking funds	\$ 121,196.65	
Remaining available funding after additional costs are removed	\$ 54,019.86	

Items to be addressed

❖ Expansion Joints that need attention this year:

(in order from worst to best based on a visual inspection)

Expansion Joints within the Garage: \$15,444 each side see note below

- Skywalk level slab - South near office (remove existing caulking/coating and apply new caulking/coating overtop) \$5,000
- Red level drive lane - South
- Blue level overhead - North & South
- Pink level slab - North
- Orange level overhead - North
- Green level slab - North plate needs to be replaced \$1,500

Helix Expansion Joints: 60'x5' each @\$50.48 psf = +/- \$15,144 each side

- Brown level overhead
- Gray level overhead
- Green level overhead
- Pink level overhead

❖ Expansion Joints that need repairs but not as urgent & we will continue to monitor:

Expansion Joints within the Garage: \$15,144 each see note above

- Red level slab - North above Rite Aid
- Brown level overhead - North & South
- Orange level overhead - South
- Green level overhead - North & South
- Gray level overhead - North
- Pink level overhead - North

Helix Expansion Joints:

- Orange level overhead \$15,144 see note above
- From helix to atrium - expansion joint with drain \$20,500

❖ Miscellaneous Items that need to be completed level by level:

(Items with * are of top priority)

- Atrium/Skywalk:
 - Articulating lift investigation over entry ramp (500 SF) \$23,500
 - Cricketing around columns* and new drains \$7,500
- Red Level:
 - Fill core hole - North drive lane * \$100
- Blue Level:

- Drive lane - overhead repairs (350 SF) *\$14,000
- Brown Level:
 - Full depth slab repair in South West drive lane - brown to orange (700 SF)* \$36,000
 - South West - redo deck coating atop of the previous beam repair on the blue level *\$2000
 - North & South - overhead repairs (2500 SF) *\$87,500
 - North - Slab repairs (2200 SF) \$88,000
- Orange Level:
 - North - overhead repairs (1000 SF) *\$35,000
 - South - overhead repairs along the outside edge (1000 SF) *\$35,000
 - South - drive lane slab (200 SF) \$8,000
- Green Level:
 - North East - overhead (100 SF) * \$3,500
 - South - overhead (400 SF)* \$14,000
 - South West - slab (10 SF) \$350
- Pink Level:
 - North East - overhead (100 SF) *\$3,500
 - South East - overhead (100 SF) *\$3,500
- Roof:
 - Paint fascia with yellow coating (300 LF w/ scissor lift & street closure) * +/- \$20,000. Street closure and permits may be \$10,000
- Entry Ramp:
 - Needs to be stripped and recoated * (estimate 1 week to complete. Need to work during off hours) \$5,000 slab repairs, no charge on coating
- Exit Ramp:
 - Remove and repair plate overtop expansion joint \$6,000 (need to shut down ramp and/or garage in order to do repair - 2+ days)

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/29/2022

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$ 740,754.91

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: *Viviana Hernandez*

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 11/02/2022



MacDonald-Miller
FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions INC.
7717 Detroit Ave SW, Seattle, WA 98106
Phone (206) 763-9400

INVOICE

INVOICE NUMBER JC79925A
INVOICE DATE 11/8/2022
PO Number
Total Due **\$310,665.78**

BILL TO

PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS

PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SEATTLE, WA 99201

Job 61224005 PARKADE CHILLER AND BOILER REP

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		11/8/2022
Description	NOVEMBER PROGRESS BILLING - SOV ATTACHED				

Billing Amount	\$298,717.10
Retention Withheld	\$14,935.86
Retention Due	\$0.00
Subtotal	\$283,781.25
Miscellaneous	\$0.00
Total Tax	\$26,884.54
Total	\$310,665.78

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NUMBER :
APPLICATION DATE :
PERIOD TO:
ARCHITECT'S PROJECT NO: 0

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

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULE VALUE	WORK COMPLETED		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
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
1			-	-		-	0%	-	-
2	Labor	101,359	52,000.00	48,000.00		100,000.00	99%	1,358.56	5,000.00
3	Equipment	173,381	51,000.00	122,380.72		173,380.72	100%	0.00	8,669.04
4	Subcontractor	28,724	1,611.30	25,114.38		26,725.68	93%	1,998.01	1,336.28
5	Material	42,098	24,000.00	16,222.00		40,222.00	96%	1,876.02	2,011.10
6	Controls	164,054	50,912.00	87,000.00		137,912.00	84%	26,142.00	6,895.60
7						-	0%	-	-
8						-	0%	-	-
9						-	0%	-	-
10						-	0%	-	-
11						-	0%	-	-
12						-	0%	-	-
13						-	0%	-	-
14						-	0%	-	-
15						-	0%	-	-
16						-	0%	-	-
17						-	0%	-	-
18						-	0%	-	-
19						-	0%	-	-
20						-	0%	-	-
21						-	0%	-	-
22						-	0%	-	-
23						-	0%	-	-
24						-	0%	-	-
25						-	0%	-	-
	GRAND TOTAL	509,615	179,523.30	298,717.10	-	478,240.40	94%	31,374.60	23,912.02

CONTINUATION SHEET

PAGE 3 OF 3 PAGES

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

APPLICATION NUMBER : 1
APPLICATION DATE : 2/28/2021
PERIOD TO: 2/28/2021
ARCHITECT'S PROJECT NO: 0

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULE VALUE	D	E	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
			WORK COMPLETED FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
26						-	0%	-	-
27						-	0%	-	-
28						-	0%	-	-
29						-	0%	-	-
30						-	0%	-	-
31						-	0%	-	-
32						-	0%	-	-
33						-	0%	-	-
34						-	0%	-	-
35						-	0%	-	-
36						-	0%	-	-
37						-	0%	-	-
38						-	0%	-	-
39						-	0%	-	-
40						-	0%	-	-
41						-	0%	-	-
42						-	0%	-	-
43						-	0%	-	-
44						-	0%	-	-
45						-	0%	-	-
46						-	0%	-	-
47						-	0%	-	-
48						-	0%	-	-
49						-	0%	-	-
50						-	0%	-	-
	GRAND TOTAL	509,615.00	179,523.30	298,717.10	-	478,240.40	94%	31,374.60	23,912.02

Date	Geo Area	Jc Dept	Jc Task	Jc Dept Name	Cost Element	Source	Reference	Description	Billing Title	Additional Information	Quantity	UCM	Hours	Cost Per Unit	Labor Rate	Labor Cost
8/10/2022	000	81	00	SHEET METAL FIELD	L	PR	6133	ANDERSON, MICHAEL DANIEL	Loc 55 Spokane Foreman	Check # D00000537592	0.00	R	7.00	0.00	80.41	562.87
8/18/2022	000	81	00	SHEET METAL FIELD	L	PR	6133	ANDERSON, MICHAEL DANIEL	Loc 55 Spokane Foreman	Check # D00000539515	0.00	R	2.00	0.00	80.24	160.48
8/1/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000537051	0.00	R	0.25	0.00	48.58	12.15
8/2/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000537051	0.00	R	0.25	0.00	48.58	12.15
8/18/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000539787	0.00	R	0.50	0.00	48.58	24.29
8/24/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000541012	0.00	R	0.25	0.00	48.58	12.15
8/22/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000541012	0.00	R	0.25	0.00	48.58	12.15
9/6/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000543537	0.00	R	0.25	0.00	48.58	12.15
9/20/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000546126	0.00	R	0.50	0.00	48.58	24.29
9/23/2022	000	88	00	ENGINEERING	L	PR	3578	BEMBRY, AMMONNE	Project Coordinator II	Check # D00000546126	0.00	R	1.00	0.00	48.58	48.58
8/18/2022	000	95	03	PROJECT MGMT	L	PR	1252	DOLL, DARLA IRENE	Project Coordinator	Check # D00000539889	0.00	R	1.00	0.00	43.02	43.02
9/8/2022	000	81	42	SHEET METAL FIELD	L	PR	1441	GIDEON, DANIEL SCOTT	UA-32 SEA-BT Rlg Fore	Check # D00000543030	0.00	R	8.00	0.00	108.99	871.92
10/17/2022	000	81	43	FITTING FIELD	L	PR	1441	GIDEON, DANIEL SCOTT	UA-32 SEA-BT Rlg Fore	Check # D00000550291	0.00	R	10.00	0.00	108.99	1,089.90
8/10/2022	000	84	42	SHEET METAL FIELD	L	PR	5955	GRAEBER, JEFFREY NEAL	Loc 55 Spokane Gen Foreman	Check # D00000537631	0.00	R	7.00	0.00	95.06	665.42
9/30/2022	000	95	04	PROJECT MGMT	L	PR	4423	GRAVES, JOSHUA S	Project Accountant	Check # D00000547447	0.00	R	0.25	0.00	51.01	12.75
8/24/2022	000	95	05	PROJECT MGMT	L	PR	5977	GRUMM, ARIEL CANDACE	Contract Coordinator	Check # D00000541123	0.00	R	0.25	0.00	42.91	10.73
8/29/2022	000	95	05	PROJECT MGMT	L	PR	5977	GRUMM, ARIEL CANDACE	Contract Coordinator	Check # D00000542600	0.00	R	0.25	0.00	42.91	10.73
10/13/2022	000	84	00	FITTING FIELD	L	PR	5999	HARRIS, RYNE VENTURA	UA-44 Spokane PPF Firm	Check # D00000549277	0.00	R	8.00	0.00	104.70	837.60
10/13/2022	000	84	00	FITTING FIELD	L	PR	5999	HARRIS, RYNE VENTURA	UA-44 Spokane PPF Firm	Check # D00000549277	0.00	R	8.00	0.00	104.70	837.60
10/19/2022	000	84	00	FITTING FIELD	L	PR	5999	HARRIS, RYNE VENTURA	UA-44 Spokane PPF Firm	Check # D00000550775	0.00	R	4.00	0.00	104.70	418.80
10/26/2022	000	84	00	FITTING FIELD	L	PR	5999	HARRIS, RYNE VENTURA	UA-44 Spokane PPF Firm	Check # D00000551791	0.00	R	8.00	0.00	104.71	837.68
10/24/2022	000	84	00	FITTING FIELD	L	PR	5999	HARRIS, RYNE VENTURA	UA-44 Spokane PPF Firm	Check # D00000551791	0.00	R	6.50	0.00	104.71	680.82
9/27/2022	000	95	04	PROJECT MGMT	L	PR	6645	HAVELY, SHANNON MARY	Project Accountant	Check # D00000547736	0.00	R	0.25	0.00	41.34	10.34
8/30/2022	000	95	05	PROJECT MGMT	L	PR	5985	HEIKKE, ALEXANDER RYAN	Expeditor/Estimator	Check # D00000542623	0.00	R	0.25	0.00	46.63	11.66
8/29/2022	000	95	05	PROJECT MGMT	L	PR	5985	HEIKKE, ALEXANDER RYAN	Expeditor/Estimator	Check # D00000542623	0.00	R	0.50	0.00	46.63	23.32
10/12/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Senior Buyer	Check # D00000549892	0.00	R	0.50	0.00	68.46	34.23
10/20/2022	000	95	05	PROJECT MGMT	L	PR	1576	HENSLEY, DANIEL D	Senior Buyer	Check # D00000550998	0.00	R	0.25	0.00	68.46	17.12
8/1/2022	000	95	04	PROJECT MGMT	L	PR	6582	HORTON, VICKI LYNN	Project Accountant	Check # D00000537201	0.00	R	0.50	0.00	43.56	21.78
10/17/2022	000	95	04	PROJECT MGMT	L	PR	6582	HORTON, VICKI LYNN	Contract Coordinator	Check # D00000551983	0.00	R	0.25	0.00	43.45	10.86
10/18/2022	000	95	05	PROJECT MGMT	L	PR	5764	JIMERSON, SYDNE CORRINE	Procurement Expeditor	Check # D00000551266	0.00	R	0.25	0.00	41.24	10.31
10/20/2022	000	95	05	PROJECT MGMT	L	PR	5764	JIMERSON, SYDNE CORRINE	Procurement Expeditor	Check # D00000551266	0.00	R	0.25	0.00	41.24	10.31
10/24/2022	000	95	05	PROJECT MGMT	L	PR	5764	JIMERSON, SYDNE CORRINE	Procurement Expeditor	Check # D00000552562	0.00	R	0.50	0.00	41.24	20.62
10/25/2022	000	95	05	PROJECT MGMT	L	PR	5764	JIMERSON, SYDNE CORRINE	Procurement Expeditor	Check # D00000552562	0.00	R	0.25	0.00	41.24	10.31
10/28/2022	000	95	05	PROJECT MGMT	L	PR	5764	JIMERSON, SYDNE CORRINE	Procurement Expeditor	Check # D00000552562	0.00	R	0.50	0.00	41.24	20.62
8/1/2022	000	95	04	PROJECT MGMT	L	PR	5879	KENNEDY, LORI A	Project Accountant	Check # D00000537234	0.00	R	4.25	0.00	53.33	226.65
9/21/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Project Manager Senior	Check # D00000546034	0.00	R	0.75	0.00	132.34	99.26
9/26/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Project Manager Senior	Check # D00000547300	0.00	R	0.50	0.00	127.97	63.99
10/21/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Director Building Controls Ops	Check # D00000550985	0.00	R	0.25	0.00	127.76	31.94
10/17/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Director Building Controls Ops	Check # D00000550985	0.00	R	0.50	0.00	127.76	63.88
10/20/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Director Building Controls Ops	Check # D00000550985	0.00	R	0.25	0.00	127.76	31.94
10/25/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Director Building Controls Ops	Check # D00000552382	0.00	R	0.25	0.00	127.96	32.00
10/26/2022	000	95	00	PROJECT MGMT	L	PR	1330	KITE, BRIAN G	Director Building Controls Ops	Check # D00000552382	0.00	R	0.50	0.00	127.96	63.99
10/14/2022	000	95	05	PROJECT MGMT	L	PR	6424	KNIEREM, DEBORAH ANNE	Associate Buyer	Check # D00000549938	0.00	R	0.25	0.00	51.35	12.84
10/26/2022	000	95	05	PROJECT MGMT	L	PR	6424	KNIEREM, DEBORAH ANNE	Associate Buyer	Check # D00000552660	0.00	R	0.25	0.00	51.35	12.84
10/20/2022	000	84	00	FITTING FIELD	L	PR	4911	LARSON, KURTIS M	UA-44 Spokane PPF Firm	Check # D00000550595	0.00	R	10.00	0.00	114.76	1,147.60
8/17/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938971	0.00	R	7.00	0.00	106.81	747.67
8/15/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938971	0.00	R	8.00	0.00	106.81	854.48
8/16/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938971	0.00	R	8.00	0.00	106.81	854.48
8/18/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938971	0.00	R	8.00	0.00	106.81	854.48
8/24/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938976	0.00	R	8.00	0.00	106.81	854.48
8/23/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938976	0.00	R	10.00	0.00	106.81	1,068.10
8/22/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938976	0.00	R	8.00	0.00	106.81	854.48
8/25/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938976	0.00	R	10.00	0.00	106.81	1,068.10
8/30/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938984	0.00	R	8.00	0.00	106.82	861.38
8/29/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938984	0.00	R	10.00	0.00	106.82	1,068.20
9/8/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 938991	0.00	R	2.00	0.00	106.80	213.60
9/23/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939003	0.00	R	2.00	0.00	106.81	213.62
10/12/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939021	0.00	R	8.00	0.00	106.81	854.48
10/11/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939021	0.00	R	8.00	0.00	106.81	854.48
10/10/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939021	0.00	R	8.00	0.00	106.81	854.48
10/14/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939021	0.00	R	8.00	0.00	106.81	854.48
10/13/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939021	0.00	R	8.00	0.00	106.81	854.48
10/19/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939024	0.00	R	6.00	0.00	106.81	640.86
10/18/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939024	0.00	R	5.00	0.00	106.81	534.05
10/20/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939024	0.00	R	2.00	0.00	106.81	213.62
10/17/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939024	0.00	R	2.00	0.00	106.81	213.62
10/24/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939028	0.00	R	6.50	0.00	106.81	694.27
10/28/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939028	0.00	R	2.00	0.00	106.81	213.62
10/26/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939028	0.00	R	8.00	0.00	106.81	854.48
10/27/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939028	0.00	R	2.00	0.00	106.81	213.62
10/25/2022	000	84	00	FITTING FIELD	L	PR	6537	LEACH, GAVIN CHRISTOPHER	UA-44 Spokane PPF Firm	Check # 939028	0.00	R	2.00	0.00	106.81	213.62
10/14/2022	000	95	07	SHEET METAL SHOP	L	PR	3779	LINNELL, ZACKARY T	LOC-66 SEA-Com Mat Hdr x6/1	Check # D00000549385	0.00	R	1.00	0.00	66.36	66.36
8/29/2022	000	95	05	PROJECT MGMT	L	PR	5358	MCRAW, SCOTT E	Project Manager Senior	Check # D00000542552	0.00	R	0.25	0.00	105.23	26.31
10/17/2022	000	95	07	SHEET METAL SHOP	L	PR	3565	NELSON, DANIELLE D	Tool Coordinator Lead	Check # D00000551073	0.00	R	0.50	0.00	61.06	30.53
10/17/2022	000	81	43	SHEET METAL FIELD	L	PR	3120	O'HEARN, CASEY R	LOC-66 SEA-Com Mat Sv GF Mech	Check # D00000550386	0.					

10/20/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000551363	0.00	R	2.00	0.00	74.03	148.06
10/21/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000551363	0.00	R	2.00	0.00	74.03	148.06
10/28/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000552669	0.00	R	2.00	0.00	74.25	148.50
10/25/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000552669	0.00	R	1.00	0.00	74.25	74.25
10/26/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000552669	0.00	R	1.00	0.00	74.25	74.25
10/27/2022	000	95	00	PROJECT MGMT	L	PR	6420	PHENICIE, MICHAEL KENT	Project Manager	Check # D00000552669	0.00	R	1.00	0.00	74.25	74.25
9/12/2022	000	95	44	PROJECT MGMT	L	PR	3574	PYFROM, LEE R	Safety Director	Check # D00000544889	0.00	R	3.00	0.00	113.23	339.69
8/30/2022	000	95	01	PROJECT MGMT	L	PR	5555	ROBERTS, PATRICK DAVID	PROJECT EXECUTIVE	Check # D00000542563	0.00	R	2.00	0.00	128.07	256.14
9/28/2022	000	95	01	PROJECT MGMT	L	PR	5555	ROBERTS, PATRICK DAVID	PROJECT EXECUTIVE	Check # D00000547563	0.00	R	2.00	0.00	128.07	256.14
10/5/2022	000	95	01	PROJECT MGMT	L	PR	5555	ROBERTS, PATRICK DAVID	PROJECT EXECUTIVE	Check # D00000548830	0.00	R	2.00	0.00	128.07	256.14
10/10/2022	000	95	01	PROJECT MGMT	L	PR	5555	ROBERTS, PATRICK DAVID	PROJECT EXECUTIVE	Check # D00000550073	0.00	R	2.00	0.00	128.07	256.14
8/1/2022	000	95	05	PROJECT MGMT	L	PR	5131	ROY, TYLER OPSTRUP	Expeditor/Estimator	Check # DD00000537394	0.00	R	0.25	0.00	46.22	11.56
9/12/2022	000	95	05	PROJECT MGMT	L	PR	5131	ROY, TYLER OPSTRUP	Expeditor/Estimator	Check # DD00000544942	0.00	R	0.25	0.00	46.22	11.56
10/13/2022	000	84	00	FITTING FIELD	L	PR	4269	SHARPE, CRAIG ALLEN	UA-44 Spokane PPF Firm	Check # DD00000549579	0.00	R	8.00	0.00	97.51	780.08
10/12/2022	000	84	00	FITTING FIELD	L	PR	4269	SHARPE, CRAIG ALLEN	UA-44 Spokane PPF Firm	Check # DD00000549579	0.00	R	8.00	0.00	97.51	780.08
10/24/2022	000	84	00	FITTING FIELD	L	PR	4269	SHARPE, CRAIG ALLEN	UA-44 Spokane PPF Firm	Check # DD00000552103	0.00	R	6.50	0.00	97.26	632.19
9/9/2022	000	95	05	PROJECT MGMT	L	PR	5986	SIMA, RADIM	Expeditor/Estimator	Check # D00000543895	0.00	R	0.50	0.00	53.91	26.96
10/25/2022	000	84	00	FITTING FIELD	L	PR	4300	SPARKS, JOSEPH C	UA-32 SEA-Jmy	Check # D00000552137	0.00	R	8.00	0.00	102.23	817.84
10/24/2022	000	84	00	FITTING FIELD	L	PR	4300	SPARKS, JOSEPH C	UA-32 SEA-Jmy	Check # D00000552137	0.00	R	5.00	0.00	102.23	511.15
10/11/2022	000	81	00	SHEET METAL FIELD	L	PR	5106	SPEED, BRYAN DAVID	UA-44 Spokane PPF Jmy	Check # D00000549604	0.00	R	8.50	0.00	94.46	802.91
8/4/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000537456	0.00	R	1.00	0.00	57.73	57.73
8/30/2022	000	88	00	ENGINEERING	L	PR	3832	TOWNSEND, GARRETT J	Design Engineer	Check # DD00000542409	0.00	R	0.25	0.00	56.70	14.18
9/28/2022	000	84	65	FITTING FIELD	E	REC	37359	CUSTOM MECHANICAL SOLUTIONS		INV: E22-1049-01 dated: 06/15/22 PO: 423440	28,882.00	0.00	0.00	0.00	28,880.00	
8/23/2022	000	84	65	FITTING FIELD	E	REC	37359	CUSTOM MECHANICAL SOLUTIONS		INV: E22-1049-02 dated: 08/22/22 PO: 423440	81,814.00	0.00	0.00	0.00	81,814.00	
10/31/2022	000	84	65	FITTING FIELD	E	REC	2094	FERGUSON ENTERPRISES INC		INV: 0718004 dated: 10/31/22 PO: 449203	2.00	0.00	0.00	0.00	2,656.09	
8/11/2022	000	81	65	SHEET METAL FIELD	E	REC	2355	GENSCO		INV: 854726241 dated: 08/09/22 PO: 441398	1.00	0.00	0.00	0.00	356.00	
8/11/2022	000	81	65	SHEET METAL FIELD	E	REC	2355	GENSCO		INV: 854726256 dated: 08/09/22 PO: 441398	1.00	0.00	0.00	0.00	8,074.00	
8/23/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C30452 dated: 08/22/22 PO: 451387	385.58	0.00	0.00	0.00	406.61	
10/24/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C47392 dated: 10/21/22 PO: 463259	419.57	0.00	0.00	0.00	456.24	
10/27/2022	000	84	60	FITTING FIELD	M	REC	40154	EDGE CONSTRUCTION SUPPLY		INV: C48918 dated: 10/26/22 PO: 464963	136.17	0.00	0.00	0.00	141.17	
8/15/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100498115.001 dated: 08/11/22 PO: 453668	176.63	0.00	0.00	0.00	176.63	
8/29/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100498426.001 dated: 08/15/22 PO: 455838	2,581.71	0.00	0.00	0.00	2,581.71	
8/25/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100499004.001 dated: 08/22/22 PO: 454585	274.85	0.00	0.00	0.00	274.85	
8/31/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100499389.001 dated: 08/24/22 PO: 455132	616.12	0.00	0.00	0.00	616.12	
10/28/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100499738.001 dated: 10/17/22 PO: 455900	11,176.54	0.00	0.00	0.00	11,176.54	
10/18/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100499738.002 dated: 10/17/22 PO: 455900	678.08	0.00	0.00	0.00	678.08	
10/12/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100500756.001 dated: 09/30/22 PO: 458049	391.89	0.00	0.00	0.00	391.89	
10/19/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100504289.001 dated: 10/17/22 PO: 463901	1,496.49	0.00	0.00	0.00	1,496.49	
10/27/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100505079.001 dated: 10/24/22 PO: 465082	769.90	0.00	0.00	0.00	769.90	
10/28/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100505291.001 dated: 10/26/22 PO: 466073	495.07	0.00	0.00	0.00	495.07	
10/31/2022	000	84	60	FITTING FIELD	M	REC	44026	M & L SUPPLY		INV: S100505597.001 dated: 10/28/22 PO: 466483	604.10	0.00	0.00	0.00	604.10	
10/20/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16296312-00 dated: 10/19/22 PO: 458336	1,564.00	0.00	0.00	0.00	1,564.00	
10/21/2022	000	82	60	SHEET METAL SHOP	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16298561-00 dated: 10/20/22 PO: 464446	697.44	0.00	0.00	0.00	755.17	
10/21/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16298584-00 dated: 10/20/22 PO: 464508	77.06	0.00	0.00	0.00	77.86	
10/21/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16298600-00 dated: 10/20/22 PO: 464623	102.53	0.00	0.00	0.00	110.67	
10/25/2022	000	84	60	FITTING FIELD	M	REC	4182	REFRIG SUPPLIES DISTRIBUTORS		INV: 16298729-00 dated: 10/24/22 PO: 465080	116.87	0.00	0.00	0.00	126.30	
8/14/2022	000	95	86	PROJECT MGMT	O	PR	6133	ANDERSON MICHAEL	Loc 55 Spokane Foreman	Check # D00000537592	1.00	P	1.00	0.00	0.00	10.12
10/27/2022	000	95	90	PROJECT MGMT	O	PM	10007	COMMERCE CC - ARIAS		INV: 7/22 dated: 10/27/22	1.00	0.00	0.00	0.00	144.81	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	10007	COMMERCE CC - ARIAS		INV: 8/2022-3456 dated: 10/31/22	1.00	0.00	0.00	0.00	883.83	
10/30/2022	000	95	90	PROJECT MGMT	O	PM	6482	COMMERCE CC - BEMBRY		INV: 10/2022 dated: 10/09/22	1.00	0.00	0.00	0.00	58.00	
8/31/2022	000	95	90	PROJECT MGMT	O	PM	6482	COMMERCE CC - BEMBRY		INV: 8/2022 dated: 08/09/22	1.00	0.00	0.00	0.00	70.00	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 6/2022-8498 dated: 10/31/22	1.00	0.00	0.00	0.00	145.40	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 6/2022-8498 dated: 10/31/22	1.00	0.00	0.00	0.00	145.40	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 6/2022-8498 dated: 10/31/22	1.00	0.00	0.00	0.00	248.40	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 6/2022-8498 dated: 10/31/22	1.00	0.00	0.00	0.00	436.20	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 7/2022 dated: 10/31/22	1.00	0.00	0.00	0.00	201.24	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 7/2022 dated: 10/31/22	1.00	0.00	0.00	0.00	201.24	
10/31/2022	000	95	90	PROJECT MGMT	O	PM	44033	COMMERCE CC - JENNINGS		INV: 7/2022 dated: 10/31/22	1.00	0.00	0.00	0.00	201.24	
10/20/2022	000	95	90	PROJECT MGMT	O	PM	23884	DANIEL SCOTT GIDEON 1441		INV: 10/10 TO 10/17/22-EX dated: 10/20/22	1.00	0.00	0.00	0.00	12.60	
9/21/2022	000	95	90	PROJECT MGMT	O	PM	23884	DANIEL SCOTT GIDEON 1441		INV: 8/23 TO 9/14/22-EXP dated: 09/22/22	1.00	0.00	0.00	0.00	29.42	
8/8/2022	000	95	90	PROJECT MGMT	O	PM	23884	DANIEL SCOTT GIDEON 1441		INV: EXP WIE 7/28/22 dated: 08/01/22	1.00	0.00	0.00	0.00	11.30	
8/8/2022	000	95	90	PROJECT MGMT	O	PM	23884	DANIEL SCOTT GIDEON 1441		INV: EXP WIE 7/28/22 dated: 08/01/22	1.00	0.00	0.00	0.00	10.69	
8/17/2022	000	84	90	FITTING FIELD	O	PM	44604	GAVIN LEACH 6537		INV: 8/12/22-EXP dated: 08/14/22	1.00	0.00	0.00	0.00	462.82	
8/11/2022	000	84	68	FITTING FIELD	R	REC	20311	SUNBELT RENTALS		INV: 125703604-0004 dated: 08/10/22 PO: 437141	1.00	0.00	0.00	0.00	667.01	
9/8/2022	000	84	68	FITTING FIELD	R	REC	20311	SUNBELT RENTALS		INV: 125703604-0005 dated: 09/06/22 PO: 437141	1.00	0.00	0.00	0.00	341.78	
9/15/2022	000	96	81	SUBCONTRACTS	S	PM	801172	POWER CITY ELECTRIC INC (MSA)		INV: 57692 dated: 08/22/22 PO: SC16751	1.00	0.00	0.00	0.00	4,938.00	
10/27/2022	000	96	81	SUBCONTRACTS	S	PM	801117	RHODES CRANE & RIGGING INC		INV: 19684 dated: 08/15/22 PO: SC16911	1.00	0.00	0.00	0.00	5,818.00	
10/27/2022	000	96	81	SUBCONTRACTS	S	PM	801117	RHODES CRANE & RIGGING INC		INV: 19684 dated: 08/15/22 PO: SC16911	1.00	0.00	0.00	0.00	523.62	

Subtotal \$ 197,817.15
10% fee \$ 19,781.72
Total \$ 217,598.87

Exhibit B

Contractor Lien/Claim Waiver

From the Undersigned:
MacDonald Miller Facility Solutions
7717 Detroit Ave SW
Seattle, WA 98106

Contact Person: Ronnie Sokha

Phone: 206-512-5470

To Owner: Parkade Investors LLC

Project: Parkade Boiler & Chiller

Project Manager: Jason Petterson

Phone: 509-413-6979

CONDITIONAL RELEASE

The undersigned agrees that upon receipt by the undersigned of a check in the amount of \$ 310,665.78 and payment of that check by the bank upon which it was drawn, this document shall become effective to waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for labor, services, equipment and materials (“Work”) furnished on or before November 30th, 2022 ; provided that, this conditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other

UNCONDITIONAL RELEASE

The undersigned agrees that it has received progress payments in the aggregate amount of \$ 186,704.23 for labor, services, equipment and materials (“Work”) furnished to the Project and does hereby waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for any and all Work furnished on or before July 31st, 2022 ; provided that, this unconditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the

person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner

Joshua Barnes

Title:

Dated this 9th day of November, 2022

authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner

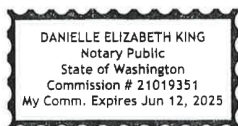
Joshua Barnes

Title:

Dated this 8th day of November, 2022

NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS 8TH DAY OF NOVEMBER, 2022



Joshua Barnes

Printed Name: Danielle King

Notary Public for Seattle

residing at Washington

My commission expires 6/12/25

Action Drain & Plumbing
PO BOX 18718
SPOKANE, WA 99228



Invoice

Date	Invoice #
11/8/2022	379104-2

Bill To
Parkade Inc 1421 34th #300 Seattle, WA 98122

Phone #	Fax #
509-467-1717	509-474-1761

E-mail

actiondrainwa@gmail.com

Today's Pro		P.O. Number	Terms	Due Date
Will			Net 30	12/8/2022
Item Code	Description	Quantity	Price Each	Amount
Hydro - Large	511 W Main Ave Serviced floor drain located at the top of the entry ramp on the right side of the double garage doors of heavy sediment and cast scale build up. Used the large jetter with the thruster nozzle for 10 feet. Nozzle kept hitting hard material or a possible tee, but everything cleared the line. Line is now flowing.		495.00	495.00
Additional time	Attempted to service blue level floor drain located on the northwest corner of the building by stairs of a possible ice blockage using the 1065 machine with a spade and no cutter for 5 feet. Line is not flowing. Alerted building maintenance about possible frozen line, heat tape was turned out to building.		160.00	160.00
Minimum 2" Ho...	Second man charge.	2	160.00	320.00
	3210 - Spokane City TAX		9.00%	87.75
Thanks for your business - we appreciate it!			Total	\$1,062.75
All invoices 30 days past due will have a 1.75% added late fee. Customer is liable for all collections and late fees.			Balance Due	\$1,062.75



5804 N Freya St
Spokane WA 99217
(509) 487-4419
Dani.cityglass@gmail.com

Invoice

DATE	09/12/2022
INVOICE #	3873
PO #	
TERMS	NET 30
AMOUNT DUE	\$1,575.05

BILL TO

Parkade
Parkade
511 West Main Avenue
Spokane, WA, 99201
(509) 995-6798

SERVICE LOCATION

Parkade
511 West Main Avenue
Spokane, WA, 99201
(509) 995-6798

ann@incityinc.com

Description

	Qty	Rate	Total
Misc Install overhead concealed closer & upper/lower control arm Part# 21101GE19- Closer Part#20400B -Arm Adjust YELLOW FLOOR	1.00	\$795.00	\$795.00
Misc Install upper/lower control arm Part#20400B -Arm Adjust GREEN FLOOR	1.00	\$325.00	\$325.00
Misc Install upper/lower control arm & top plate Part#20400B -Arm Adjust BASEMENT FLOOR	1.00	\$325.00	\$325.00
Spokane City		9.00%	\$130.05

CUSTOMER MESSAGE

Thank you for supporting our small business. Please remit payment at your earliest convenience!

CUSTOMER SIGNATURE

Total **\$1,575.05**

Deposits/Payments (-): **\$0.00**
\$0.00

Total Due: **\$1,575.05**



Remit all payments to:

Vertical VS, Inc

7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7480
Invoice Date: Oct 24, 2022
Due Date: Nov 23, 2022
Payment Terms: Net 30

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
51.00	CUSTOM SI	ST-1 Level ID & Directional: 11.75"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	136.59	6,966.09
32.00	CUSTOM SI	ST-1.1 Header Level ID: 11.75"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	136.59	4,370.88
11.00	CUSTOM SI	ST-2 Floor Level ID-Elevator Lobby: 60"h x 30"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	160.14	1,761.54
11.00	CUSTOM SI	ST-3 Elevator Lobby Rule & Ticket Info: 28"h x 16 3/4"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	80.65	887.15
11.00	CUSTOM SI	ST-4 Elevator Lobby Wall Graphics: 75"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	432.23	4,754.53
11.00	CUSTOM SI	ST-5 CAS Series - Stair Exit: 8"h x 6"w x 1/8" thick black P95 acrylic with tactile/braille message and pictogram. Mounted with VHB and construction adhesive.	41.18	452.98
11.00	CUSTOM SI	ST-6 CAS Series - Stair Floor ID - Exit: 8"h x 6"w x 1/8" thick black P95	41.18	452.98

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7480
Invoice Date: Oct 24, 2022
Due Date: Nov 23, 2022
Payment Terms: Net 30

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
		acrylic with tactile/braille message. Mounted with VHB and construction adhesive.		
11.00	CUSTOM SI	ST-8 Elevator Recall: "In case of fire": 8"h x 5"w stainless steel with 1st surface graphics. Mounted with VHB and construction adhesive.	43.67	480.37
2.00	CUSTOM SI	ST-9 Stair Level ID, Level 1: 24 3/4"h x 10"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	86.66	173.32
	CUSTOM SI	ST-10 Stair Landing ID: 96"h x 48"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	303.30	
9.00	CUSTOM SI	ST-11 Glass Floor Vinyl ID: 26 3/8"h x 42"w Translucent vinyl direct printed 1st surface with satin overlamine. Apply 1st surface to glass.	102.22	919.98
11.00	CUSTOM SI	ST-11.1 Door Vinyl: 5 1/2"h x 16 1/4"w contour cut 3M White 220-10 vinyl applied first surface to glass.	73.67	810.37
11.00	CUSTOM SI	ST-11.2 Door Vinyl: 5 1/8"h x 16 1/4"w contour cut 3M White 220-10 vinyl applied first surface to glass.	73.55	809.05

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

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511 West Main Street
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USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
22.00	CUSTOM SI	ST-13 Push-Pull Door Vinyl: 9"h contour cut 3M Black 220-12 vinyl applied first surface to glass.	32.05	705.10
33.00	CUSTOM SI	ST-14 Elevator Buttons: 7/8" dia.x 1/16" thick Romark Lasermx, Black/White LM922-402. Install with to elevator buttons.	5.25	173.25
3.00	CUSTOM SI	ST-15 Elevator Level Indicator: 12"h x 3 1/4"w x 1/8" thk Non-Glare acrylic with direct print 2nd surface. Remove existing plaque and install new with	42.77	128.31
3.00	CUSTOM SI	ST-16 Elevator Cab Information: 16"h x 24"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. 8.5" x 11" miniflip-square profile snap	197.68	593.04
1.00	CUSTOM SI	ST-17 Directory Map: 36"h x 60"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. Backer 1/4" thick black PVC bonded to face.	679.67	679.67
4.00	CUSTOM SI	ST-18 Level 10 - Exit / Do Not Enter: 48"h x 26"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. Mounted to poles with	181.77	727.08

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc

7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
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INVOICE

Invoice Number: V7480
Invoice Date: Oct 24, 2022
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1421 34th Avenue
Suite 300
Seattle, WA 98122
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Ship to:

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USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
		brackets.		
18.00	CUSTOM SI	ST-19 Fence Exit Signs: 12"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. Mounted with (2) 2"w x 12"h x 1/8" thick	167.26	3,010.68
2.00	CUSTOM SI	ST-19.1 Level 10-Fence Exit Signs: 12"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. Mounted with (2) 2"w x 12"h x 1/8"	172.21	344.42
1.00	CUSTOM SI	ST-19.3 Level 10-Do Not Enter: 12"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	142.67	142.67
9.00	CUSTOM SI	ST-19.4 Fence Directional Signs: 24"h x 72"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. Mounted with (2) 2"w x 24"h x 1/8"	189.81	1,708.29
11.00	CUSTOM SI	ST-20 No Walking on Ramp: 36"h x 12"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	78.90	867.90

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

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Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

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INVOICE

Invoice Number: V7480
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USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
11.00	CUSTOM SI	ST-20.1 No Walking on Ramp: 36"h x 12"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	78.90	867.90
2.00	CUSTOM SI	ST-21 Wrong Way-No Exit: 12"h x 96"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	137.72	275.44
2.00	CUSTOM SI	ST-22 Parking Directional/Stair sign: 37"h x 15"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	315.03	630.06
2.00	CUSTOM SI	ST-22.1 Parking Directional/Stair sign: 37"h x 15"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	315.03	630.06
1.00	CUSTOM SI	ST-22.2 After Hours Entry sign: 11"h x 16"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat. 6" x 8" Square Profile snap frame,	161.11	161.11
2.00	CUSTOM SI	ST-24.1 Restroom ID: 20"h x 8"w x 1/16" thick black/white Lasermex LM922-402.	135.27	270.54
1.00	CUSTOM SI	ST-25 Entry Ramp Wall Graphics: Direct Printed vinyl wall graphics with overlam, 1/8" ACM with and vinyl with overlam, Vinyl contour cut	4,134.72	4,134.72

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

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Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7480
Invoice Date: Oct 24, 2022
Due Date: Nov 23, 2022
Payment Terms: Net 30

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
		lettering.		
1.00	CUSTOM SI	ST-26 "After Hours Entry": 29"h x 12.5"w x 1/8" white ACM, direct digital print on 1st surface. 29"h x 12.5"w Square Profile snap frame, Black. Mounted with VHB	292.66	292.66
1.00	CUSTOM SI	ST-27 Lobby Historical Wall Display: 1/8" ACM Direct Printed graphics with overlam and 1/2" thick PVC backer, 1/2" thick painted FCO 's, 1/2" sq. aluminum	4,878.68	4,878.68
2.00	CUSTOM SI	ST-29 Exit Pay Sign: 32"h x 120"w x 1/8" white ACM painted with cut vinyl applied on 1st surface, satin clearcoat.	406.11	812.22
2.00	CUSTOM SI	ST-30 Free Standing Information Sign: 64"h x 25"w 2" sq. aluminum frame painted black. 58"h x 19"w x 1/8" white ACM,	1,937.12	3,874.24
1.00	CUSTOM SI	ST-30.1 Free Standing Information Sign: 64"h x 25"w 2" sq. aluminum frame painted black. 58"h x 19"w x 1/8" white ACM with direct digital print on 1st surface,	2,088.35	2,088.35

Thank you for your business!

Subtotal	Continued
Sales Tax	Continued
Freight	0.00
Total Invoice Amount	Continued
Payment/Credit Applied	0.00
TOTAL	Continued

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Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7480
Invoice Date: Oct 24, 2022
Due Date: Nov 23, 2022
Payment Terms: Net 30

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
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Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
1.00	S-SURV	Field Survey	500.00	500.00
1.00	S-SUBM	Submittals: production drawings, sign location schedule, sign message schedule. ** Custom design work, color matching, samples are additional fees.	6,600.00	6,600.00
1.00	S-INS	Installation and Travel: 5 mobilization / 2 Man. **Rental equipment, flagger, ROW, street use permit not included, if required additional charges will apply.	20,497.50	20,497.50
-1.00	Deposit	50% deposit	40,632.52	-40,632.52

Subtotal	37,800.61
Sales Tax	3,402.05
Freight	0.00
Total Invoice Amount	41,202.66
Payment/Credit Applied	0.00
TOTAL	41,202.66

Thank you for your business!

We will apply finance charges of 18% per annum on accounts unpaid over 30 days

INVOICE

11/1/2022
INVOICE # 6

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
11/1/22	6% Development Fee on Hard Costs Thru October 2022	\$37,691.07

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$37,691.07					\$37,691.07

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 7,602,525.56
Earned Fee	\$ 456,151.53 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Dev Fee #5 - D16	56,862.57
Current Fee Due	\$ 37,691.07

INVOICE

From

RaffertySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

765

PO Number

20110 Parkade Oct 2022 inv

Issue Date

10/30/2022

Due Date

11/29/2022 (Net 30)

Subject

20110 Parkade Oct 2022 Inv

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	19.25	\$265.00	\$5,101.25
Product	Fuel	1.00	\$127.45	\$127.45

Amount Due

\$5,228.70

DRAW 18

Submitted: December 15, 2022

Date	Payee	Ref	Memo	DR.
09/08/22	McKinstry Lighting	10186323	95% billing intial lighting contract	46,883.75
11/30/22	Lerch Bates	67210	Elevator survey and construction documents	11,400.00
12/09/22	Vertical	V7547	Dedication plaque signage	3,351.82
12/09/22	Vertical	V7548	Stairwell signage	3,086.79
12/09/22	Vertical	V7549	Elevator button signage	641.64
11/23/22	Vertical	V7530	Final building sigange payment	16,955.46
12/01/22	PI Manager, LLC	7	6% Earned Development Fee	4,939.17
11/30/22	RafterySuver LLC	790	November 2022 consulting fees	3,810.15
11/18/22	Vista Title and Escrow	21-17100.16	Date down endorsement #16	109.00
Loan Draw				91,177.78

TRUE



INVOICE

251268 Parkade Investors LLC
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10186323
INVOICE DATE: 09/08/22
JOB: 122215-
APPLICATION #: 5
PAY TERMS: NET 30

Sep
September Parkade Invoice

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	47,357.32

CURRENT BILLING	47,357.32
SALES TAX	4,262.16
LESS RETENTION	4,735.73
INVOICE TOTAL	\$46,883.75

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799



INTERIM LIEN / CLAIM WAIVER

McKinstry Lockbox
P.O. BOX 3895
Seattle, WA 98124
(206) 832-8799

FROM: McKinstry Company PROJECT: Spokane Parkade Lighting
5005 3rd Ave South
Seattle, WA 98134
CONTACT: McKBillings@mckinstry.com CONTACT: _____
PHONE: 206-832-8799 PHONE: _____

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Parkade Investors LLC in the sum of \$ 46,883.75 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers full payment for labor, services, equipment, materials furnished and/or claims through 09/30/2022 only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: Joyd. Casey

Corporate Tax Director
Title

Dated this 8th day of September, 2022 at
Seattle, WA

Subscribed and sworn before me this 8th day of September, 2022

[Signature]
(Notary Public Signature)

State of: Washington
County of: King
My commission expires: 4/13/25

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of \$ 169,290.00 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers all payment for labor services, equipment, materials furnished and/or claims to the above referenced job through: 06/30/2022 only and does not cover any retention or items furnished after that date.

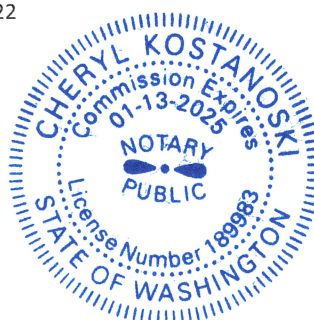
NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: Joyd. Casey

Corporate Tax Director
Title

Dated this 8th day of September, 2022 at
Seattle, WA



TO (OWNER):		Parkade Investors LLC	PROJECT:	Spokane Parkade Lighting	APPLICATION NO:	5	<table><tr><th colspan="2">Internal Approval</th></tr><tr><td>Super</td><td></td></tr><tr><td>Engineer</td><td></td></tr><tr><td>Accounting</td><td></td></tr></table>		Internal Approval		Super		Engineer		Accounting	
Internal Approval																
Super																
Engineer																
Accounting																
ATTN:	Charles				PERIOD TO:	September										
Address	511 West Main		Ave St. Spokane, WA 99201		PROJECT NO's:	122215-001										
					GL CODE:											
					CONTRACT DATE:	January 19, 2022										
FROM (CONTRACTOR): McKinsty Co LLC					INVOICE NUMBER:	10186323										
MCKINSTRY JOB #		122215-001														

CHANGE ORDER SUMMARY				
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS	
Total				
Approved this month				
Number	Date apprvd.			
Totals		-	-	
Net change by Change Orders			-	

CONTRACTOR: MCKINSTRY COMPANY

By: [Signature] Date: 9/8/22

In accordance with the Contract Documents, based on on-site observations and the data 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.

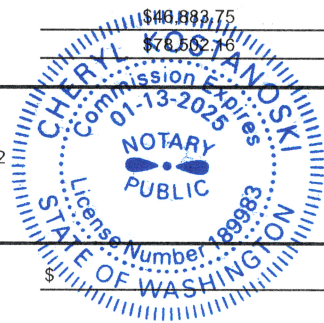
1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$7,230.70
3. CONTRACT SUM TO DATE	\$363,588.02
4. TOTAL COMPLETED & STORED TO DATE	\$356,357.32
(Column G on G 703)	
5. RETAINAGE:	
<u>10% of Completed Work</u>	
Total Retainage	
(Total in Column I on G703)	\$35,635.73
6. TOTAL EARNED LESS RETAINAGE	\$320,721.59
Plus WSST @ 9%	\$32,072.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$278,100.00
(line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$40,693.75
9. BALANCE TO FINISH, PLUS RETAINAGE	\$70,692.16
(Line 3 less Line 6)	

State of: WASHINGTON County of: KING
Subscribed and sworn to before me this 8th day of September, 2022
Notary Public : *[Signature]*
My Commission expires : 11/3/25

AMOUNT CERTIFIED
(Attach explanation if amount differs from the amount applied for.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G702

Page 2 of 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

5

PERIOD TO:

September

PROJECT NO.:

122215-001

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	Lighting Materials	\$150,000.00	\$140,000.00	\$10,000.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$15,000.00
3	Labor	\$155,000.00	\$125,000.00	\$30,000.00	\$0.00	\$155,000.00	100.00%	\$0.00	\$15,500.00
4	Project Management	\$11,357.32	\$7,000.00	\$4,357.32	\$0.00	\$11,357.32	100.00%	\$0.00	\$1,135.73
5	Rentals/ Permits	\$10,000.00	\$7,000.00	\$3,000.00	\$0.00	\$10,000.00	100.00%	\$0.00	\$1,000.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
SUBTOTAL		\$356,357.32	\$309,000.00	\$47,357.32	\$0.00	\$356,357.32	100.00%	\$0.00	\$35,635.73
CHANGE ORDERS:									
CO# 1	Yellow Level LED Lamp Install	\$7,230.70	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,230.70	\$0.00
CO# 2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 4		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
SUBTOTAL (Change Orders)		\$7,230.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,230.70	\$0.00
GROSS TOTAL		\$363,588.02	\$309,000.00	\$47,357.32	\$0.00	\$356,357.32	98.01%	\$7,230.70	\$35,635.73
RETENTION			\$30,900.00	\$4,735.73	\$0.00	\$35,635.73			
NET TOTAL		\$363,588.02	\$278,100.00	\$42,621.59	\$0.00	\$320,721.59	88.21%	\$7,230.70	\$35,635.73

\$42,621.59

9780 S. Meridian Boulevard
Suite 450
Englewood, CO 80112
Fed Tax ID: 36-2285171

Invoice

Bill To:
Guntower Capital, LLC
1421 34th Avenue, Suite 300
Seattle, WA 98122
ATTENTION: Charlie Bauman

Invoice No: 0067210
Invoice Date: 11/30/2022
Project No: R0100042511

Project: The Parkade
Address: Spokane, WA

Parkade

Professional Services from November 1, 2022 to November 30, 2022

Fees					
Phase: 001 - The Parkade					
Description	Contract Amount	Percent Complete	Prev. Billed	Fee Remaining	This Invoice
Survey and Construction Documents	11,400.00	100.00%	0.00	0.00	11,400.00
Bidding & Negotiation	2,850.00	0.00%	0.00	2,850.00	0.00
CA-Shop Drawing Review	2,850.00	0.00%	0.00	2,850.00	0.00
CA-Final Review #1	3,990.00	0.00%	0.00	3,990.00	0.00
CA-Final Review #2	3,990.00	0.00%	0.00	3,990.00	0.00
CA-Follow Up Review	3,420.00	0.00%	0.00	3,420.00	0.00
Total	28,500.00	40.00%	0.00	17,100.00	11,400.00

Invoice Total: \$ 11,400.00

Payment Terms: NET 30

NEW LOCKBOX REMIT TO ADDRESS:

Lerch Bates Inc.
P.O. Box 5742
Denver, CO 80217

Make checks payable to:
Lerch Bates Inc.

Remittance Email:
accounts.receivable@lerchbates.com

NEW BANKING DETAILS for WIRE/ACH PAYMENTS:

Account Name: Lerch Bates Inc.
Account Number: 9872554604
Bank Name: UMB Bank
Bank ABA/R&T: 101000695
Swift Code: UMKCUS44
Bank Address: 1010 Grand Blvd.
Kansas City, MO 64106

We appreciate your business!

INVOICE

12/1/2022
INVOICE # 7

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
12/1/22	6% Development Fee on Hard Costs Thru November 2022	\$4,939.17

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$4,939.17					\$4,939.17

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 7,684,845.02
Earned Fee	\$ 461,090.70 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Dev Fee #5 - D16	56,862.57
Dev Fee #6 - D17	37,691.07
Dev Fee #7 - D18	4,939.17
Current Fee Due	\$ (0.00)



Remit all payments to:

Vertical VS, Inc

7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562

Contact: ahymes@verticalvs.com

Web: www.verticalvs.com

INVOICE

Invoice Number: V7547

Invoice Date: Dec 9, 2022

Due Date: Dec 9, 2022

Payment Terms: Upon Receipt

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

The Parkade
511 W Main St
Spokane, WA 99201
United States

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#3	Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Hymes	Installation		12/9/22

Quantity	Item	Description	Unit Price	Amount
1.00	ST-1	Dedication Plaque: 48"h x 48"w x 1 1/4" square profile snap frame. 1/8" thick black ACM panel (non-gloss side) first surface direct print graphics.	847.56	847.56
1.00	S-SUBM	Submittals: Historical research, Design, production drawings, sign location. ** Custom design work, color matching, samples are additional fees.	742.50	742.50
1.00	S-INS	Installation and Travel: 1 mobilization / 1 Man. **Rental equipment, flagger, ROW, street use permit not included, if required additional charges will apply.	1,485.00	1,485.00

Subtotal	3,075.06
Sales Tax	276.76
Freight	0.00
Total Invoice Amount	3,351.82
Payment/Credit Applied	0.00
TOTAL	3,351.82

Thank you for your business!

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7548
Invoice Date: Dec 9, 2022
Due Date: Dec 9, 2022
Payment Terms: Balance Upon Delivery

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade Plaza Parking Garage
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#2 Garage	Balance Upon Delivery	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		12/9/22

Quantity	Item	Description	Unit Price	Amount
9.00	CUSTOM SI	ST-10 Stair Landing ID: 96"h x 48"w x 1/8" white ACM with direct digital print on 1st surface, satin clearcoat.	303.30	2,729.70
1.00	CUSTOM SI	ST-11 Glass Floor Vinyl ID: 26 3/8"h x 42"w Translucent vinyl direct printed 1st surface with satin overlamine. Apply 1st surface to glass.	102.22	102.22

Thank you for your business!

Subtotal	2,831.92
Sales Tax	254.87
Freight	0.00
Total Invoice Amount	3,086.79
Payment/Credit Applied	0.00
TOTAL	3,086.79

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7549
Invoice Date: Dec 9, 2022
Due Date: Dec 9, 2022
Payment Terms: Upon Receipt

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 98122
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade CO#4	Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		12/9/22

Quantity	Item	Description	Unit Price	Amount
33.00	ST-14	Elevator Buttons: 7/8" dia.x 1/16" thick Romark Lasermat, Black/White LM922-402. Install to elevator buttons.	5.25	173.25
3.00	ST-15	Elevator Level Indicator: 11 1/8"h x 3 1/4"w x 1/8" thk Non-Glare acrylic with direct print 2nd surface. Remove existing plaque and install new.	42.77	128.31
1.00	S-SUBM	Submittals: production drawings, sign location schedule, sign message schedule. ** Custom design work, color matching, samples are additional fees.	49.50	49.50
1.00	S-INS	Installation and Travel: NO TRAVEL CHARGE. To be installed same trip as CO#3 Dedication Plaque / 1 Man.	237.60	237.60

Subtotal	588.66
Sales Tax	52.98
Freight	0.00
Total Invoice Amount	641.64
Payment/Credit Applied	0.00
TOTAL	641.64

Thank you for your business!

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7530
Invoice Date: Nov 23, 2022
Due Date: Nov 23, 2022
Payment Terms: Balance upon Receipt

Duplicate

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade Exterior	Balance upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		11/23/22

Quantity	Item	Description	Unit Price	Amount
1.00	ST-1	S/F Parkade Illuminated Entry Sign Remodel: Overall 95 3/4"h x 142"w x 8" deep. Painted aluminum with LED back lit letters. Reader board with vinyl cut message	20,918.94	20,918.94
1.00	S-PER	Permit Service. Actual cost of permit not included. It will be added at actual cost.	500.00	500.00
1.00	S-SUBM	Submittals: production drawings, sign location schedule, sign message schedule. ** Custom design work, color matching, samples are additional fees.	3,300.00	3,300.00
0.90	S-INS	Installation and Travel: 1 mobilization / 2 Man. **Rental equipment, flagger, ROW, street use permit not included, if required additional charges will apply.	7,990.00	7,191.00
-1.00	Deposit	50% deposit	16,354.47	-16,354.47

Thank you for your business!

Subtotal	15,555.47
Sales Tax	1,399.99
Freight	0.00
Total Invoice Amount	16,955.46
Payment/Credit Applied	0.00
TOTAL	16,955.46

We will apply finance charges of 18% per annum on accounts unpaid over 30 days

INVOICE

From

RaffertySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

790

PO Number

20110 Parkade Nov 2022

Issue Date

11/30/2022

Due Date

12/30/2022 (Net 30)

Subject

20110 Parkade Nov 2022

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Product	Alaska Air	1.00	\$517.21	\$517.21
Product	Lyft \$22.68/\$24.01	1.00	\$46.69	\$46.69
Product	Consulting Services	12.25	\$265.00	\$3,246.25
Amount Due				\$3,810.15

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.16	11/18/2022	\$109.00	12/18/2022	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Post-Policy Endorsement	Datedown Endorsement #16 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 19

Submitted: April 26, 2023

Date	Payee	Ref	Memo	DR.
04/19/23	BKB / Paragon	30069Q	Seventeenth billing	309,600.83
03/08/23	McKinstry Lighting	10204076	Final billing excl. retainage	63,667.27
03/23/23	Lerch Bates	69800	Final billing - bid coordination	4,069.60
03/23/23	Vertical	V7717	Parkade sigange / banners	2,895.65
03/23/23	Vertical	V7718	Parkade sigange / A-boards	332.13
04/04/23	PlumbEZ	1806	East stack plumbing repairs	1,338.24
04/04/23	PlumbEZ	1808	Rite Aid column pipe repair	721.04
03/31/23	Overhead Door	530191	Entrance gate repairs	4,104.94
03/09/23	Work Painting Spokane	INV0061	20% payment for garage painting	8,217.60
04/19/23	Work Painting Spokane	INV0064	Final payment for garage painting	36,624.00
04/24/23	PI Manager, LLC	8	6% Earned Development Fee	25,894.28
02/02/23	RafterySuver LLC	835	January 2023 consulting fees	3,034.00
12/16/22	Vista Title and Escrow	21.17100.17	Date down endorsement #17	109.00
Loan Draw				460,608.58

TRUE



INV #: 30069Q

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANEInvoice #: 30069Q
State: WA Invoice Date: 4/19/2023
Zip: 99201Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 17	1	\$ 309,600.83		\$ 309,600.83
2	**REDUCING RETENTION FROM 10% TO 5%**				\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 309,600.83
TOTAL					\$ 309,600.83

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS



AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069Q PERIOD TO: April 18, 2023 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
--	---	---	---

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$3,802,555.57
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$6,490,239.78
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$6,192,016.70
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$309,600.84
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$309,600.84
6. TOTAL EARNED LESS RETAINAGE	\$5,882,415.86
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$5,572,815.03
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$309,600.83
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$607,823.92
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$508,678.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,802,555.57	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,802,555.57	\$0.00
NET CHANGES by Change Order	\$3,802,555.57	

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 completed 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:

By: Viviana Hernandez
State of: TEXAS

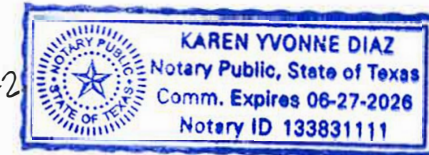
Date: April 18, 2023

County of: DALLAS

Subscribed and sworn to before Viviana Hernandez
me this 19th day of April, 2023.

Notary Public: Karen Diaz

My Commission expires: 06/27/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$309,600.83

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 30069Q
APPLICATION DATE: April 19, 2023
PERIOD TO: April 19, 2023
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	33,661.76
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	17,186.94
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	20,221.03
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	18,187.70
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	500.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	13,006.04
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	9,873.32
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	10,764.70
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	10,982.73
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	10,627.96
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	9,413.49
	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	122,050.10
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	13,873.88
	CO# 5	175,220.10	175,220.10	0.00	0.00	175,220.10	100.00%	0.00	8,761.01
	CO# 6	508,026.87	209,803.79	0.00	0.00	209,803.79	41.30%	298,223.08	10,490.19
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$6,490,239.78	\$6,192,016.70	\$0.00	\$0.00	\$6,192,016.70	95.41%	\$298,223.08	\$309,600.84

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 04/19/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 309,600.83


Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 04/19/2023



INVOICE

251268 Parkade Investors LLC
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10204076
INVOICE DATE: 03/08/23
JOB: 122215-
APPLICATION #: 6
PAY TERMS: NET 30

Mar

Invoice for Change Orders

CO1 Yellow Level LED Lamp Install
CO3 Additional Garage Lights
CO4 Fire Panel Response and Replacement

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	64,310.38

CURRENT BILLING	64,310.38
SALES TAX	5,787.93
LESS RETENTION	6,431.04
INVOICE TOTAL	<u>\$63,667.27</u>

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799



INTERIM LIEN / CLAIM WAIVER

McKinstry Lockbox
P.O. BOX 3895
Seattle, WA 98124
(206) 832-8799

FROM: McKinstry Company PROJECT: Spokane Parkade Lighting
5005 3rd Ave South
Seattle, WA 98134

CONTACT: McKBillings@mckinstry.com CONTACT: _____
PHONE: 206-832-8799 PHONE: _____

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from Parkade Investors LLC in the sum of \$ 63,667.27 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers full payment for labor, services, equipment, materials furnished and/or claims through 03/31/2023 only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: _____

AR Manager
Title

Dated this 8th day of March, 2022 at
Seattle, WA

Subscribed and sworn before me this 8th day of March, 2023

(Notary Public Signature) _____

State of: Washington
County of: King
My commission expires: 07/12/2026

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of \$ 352,793.75 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers all payment for labor services, equipment, materials furnished and/or claims to the above referenced job through: 09/30/2022 only and does not cover any retention or items furnished after that date.

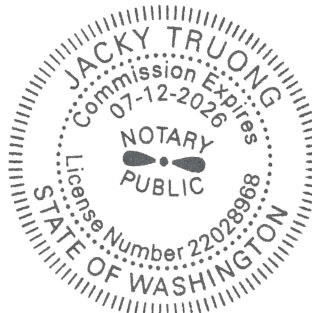
NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: _____

AR Manager
Title

Dated this 8th day of March, 2022 at
Seattle, WA



APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Parkade Investors LLC PROJECT: Spokane Parkade Lighting

APPLICATION NO: 6

ATTN: Charles
Address 511 West Main Ave St. Spokane, WA 99201

PERIOD TO: March
PROJECT NO's: 122215-001

Internal Approval	
Super	
Engineer	
Accounting	

GL CODE:
CONTRACT DATE: January 19, 2022

FROM (CONTRACTOR): McKinstry Co LLC
MCKINSTRY JOB # 122215-001

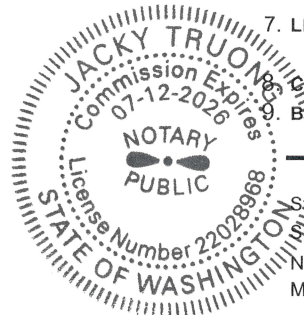
INVOICE NUMBER:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
Total		-
Approved this month		
Number	Date apprvd.	
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 completed 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: MCKINSTRY COMPANY

By: *[Signature]* Date: 03-08-2023



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

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$97,652.38
3. CONTRACT SUM TO DATE	\$454,009.70
4. TOTAL COMPLETED & STORED TO DATE	\$420,667.70
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	
(Total in Column I on G703)	\$42,066.77
6. TOTAL EARNED LESS RETAINAGE	\$378,600.93
Plus WSST @ 9%	\$37,860.09
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$320,721.59
(line 6 from prior Certificate)	
CURRENT PAYMENT DUE	\$63,667.27
8. BALANCE TO FINISH, PLUS RETAINAGE	\$75,408.77
(Line 3 less Line 6)	

State of: WASHINGTON County of: KING
Subscribed and sworn to before me this 8th day of March, 2023
Notary Public: *[Signature]*
My Commission expires: 07-12-2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data 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 differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

Page 1 of 1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

6

PERIOD TO:

March

PROJECT NO.:

122215-001

CURRENT

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	Lighting Materials	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$15,000.00
3	Labor	\$155,000.00	\$155,000.00	\$0.00	\$0.00	\$155,000.00	100.00%	\$0.00	\$15,500.00
4	Project Management	\$11,357.32	\$11,357.32	\$0.00	\$0.00	\$11,357.32	100.00%	\$0.00	\$1,135.73
5	Rentals/ Permits	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	\$1,000.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL	\$356,357.32	\$356,357.32	\$0.00	\$0.00	\$356,357.32	100.00%	\$0.00	\$35,635.73
CHANGE ORDERS:									
CO# 1	Yellow Level LED Lamp Install	\$7,230.70	\$0.00	\$7,230.70	\$0.00	\$7,230.70	100%	\$0.00	\$723.07
CO# 2	Elevator Lobbies CO	\$33,342.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$33,342.00	\$0.00
CO# 3	Additonal Garage Lights	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00	100%	\$0.00	\$2,500.00
CO# 4	Fire Panel Response and Replacement	\$32,079.68	\$0.00	\$32,079.68	\$0.00	\$32,079.68	100%	\$0.00	\$3,207.97
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL (Change Orders)	\$97,652.38	\$0.00	\$64,310.38	\$0.00	\$64,310.38	65.86%	\$33,342.00	\$6,431.04
	GROSS TOTAL	\$454,009.70	\$356,357.32	\$64,310.38	\$0.00	\$420,667.70	92.66%	\$33,342.00	\$42,066.77
	RETENTION		\$35,635.73	\$6,431.04	\$0.00	\$42,066.77			
	NET TOTAL	\$454,009.70	\$320,721.59	\$57,879.34	\$0.00	\$378,600.93	83.39%	\$33,342.00	\$42,066.77

\$57,879.34

9780 S. Meridian Boulevard
 Suite 450
 Englewood, CO 80112
 Fed Tax ID: 36-2285171

Invoice

Bill To:
 Guntower Capital, LLC
 1421 34th Avenue, Suite 300
 Seattle, WA 98122
 ATTENTION: Charlie Bauman

Invoice No: 0069800
Invoice Date: 3/23/2023
Project No: R0100042511

Project: The Parkade
Address: Spokane, WA

Parkade

Professional Services from March 1, 2023 to March 31, 2023

Fees					
Phase: 001 - The Parkade					
Description	Contract Amount	Percent Complete	Prev. Billed	Fee Remaining	This Invoice
Survey and Construction Documents	11,400.00	100.00%	11,400.00	0.00	0.00
Bidding & Negotiation	2,850.00	100.00%	0.00	0.00	2,850.00
CA-Shop Drawing Review	2,850.00	0.00%	0.00	2,850.00	0.00
CA-Final Review #1	3,990.00	0.00%	0.00	3,990.00	0.00
CA-Final Review #2	3,990.00	0.00%	0.00	3,990.00	0.00
CA-Follow Up Review	3,420.00	0.00%	0.00	3,420.00	0.00
Total	28,500.00	50.00%	11,400.00	14,250.00	2,850.00

Reimbursable Expenses			
Date	Employee/Vendor	Description	Amount
11/10/2022	Cary, Carl	636.00 Miles @ \$0.6250	397.50
11/12/2022	Cary, Carl	0.00 Miles @ \$0.0000	151.85
11/12/2022	Cary, Carl	0.00 Miles @ \$0.0000	38.15
12/9/2022	Cary, Carl	0.00 Miles @ \$0.0000	353.80
12/15/2022	Cary, Carl	118.00 Miles @ \$0.3125	36.88
12/16/2022	Cary, Carl	0.00 Miles @ \$0.0000	19.08

Reimbursable Expenses

Date	Employee/Vendor	Description	Amount
12/17/2022	Cary, Carl	Fuel	0.00 Miles @ \$0.0000 16.44
12/17/2022	Cary, Carl		0.00 Miles @ \$0.0000 56.00
12/17/2022	Cary, Carl		0.00 Miles @ \$0.0000 89.29
12/18/2022	Cary, Carl		0.00 Miles @ \$0.0000 60.61
			1,219.60

Invoice Total: \$ 4,069.60

Payment Terms: NET 30**NEW LOCKBOX REMIT TO ADDRESS:**

Lerch Bates Inc.
P.O. Box 5742
Denver, CO 80217

Make checks payable to:
Lerch Bates Inc.

Remittance Email:
accounts.receivable@lerchbates.com

**NEW BANKING DETAILS for
WIRE/ACH PAYMENTS:**

Account Name: Lerch Bates Inc.
Account Number: 9872554604
Bank Name: UMB Bank
Bank ABA/R&T: 101000695
Swift Code: UMKCUS44
Bank Address: 1010 Grand Blvd.
Kansas City, MO 64106

We appreciate your business!



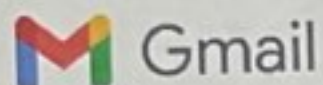
United States

Room Number: 1870
Arrival Date: 11-09-22
[REDACTED]
CRS Number: 87328515
Rewards No: XXXXX5570

Date	Description			Charges	Credits
11-09-22	Room Charge			166.00	
11-09-22	Sales Tax - Rooms			14.61	
11-09-22	Lodging Tax			5.48	
11-09-22	TPA			4.00	
11-09-22	Valet Parking - The Historic Daven			35.00	
11-09-22	Sales Tax			3.15	
11-12-22	Master Card	XXXXXXXXXXXX7531	XX/XX		190.00

12/20/22, 11:48 AM

Gmail - Your confirmation receipt: YXMHKF for your flight to Spokane on 12/15/22.



Carl Cary <carlgcary@gmail.com>

Your confirmation receipt: YXMHKF for your flight to Spokane on 12/15/22.

1 message

Sat, Dec 10, 2022 at 1:18 AM

Alaska Airlines <service@ifly.alaskaair.com>
Reply-To: Alaska Airlines <customer.service@ifly.alaskaair.com>
To: carlgcary@gmail.com

Alaska



**Carl,
you're all set.**

We can't wait to see you on board. Before you fly, [view full reservation](#) details or make changes to your flight online.

MANAGE TRIP

Confirmation code:

YXMHKF

12/20/22, 11:48 AM

Gmail - Your confirmation receipt: YXMHKF for your flight to Spokane on 12/15/22.

Alaska

Flight 824

Boeing 737-9 MAX

(ETOPS)

Traveler(s)

Carl Cary

Seat: 16F, Class: K (Coach)

Thu, Dec 15
09:35 PM

SEA

Seattle



Thu, Dec 15
10:41 PM

GEG

Spokane

Alaska

Flight 2445

Embraer ERJ 175

Traveler(s)

Carl Cary

Seat: 8D★, Class: Y (Coach)

Flight Operated by Horizon Air as AlaskaHorizon. Check in with Alaska Airlines.

Sat, Dec 17
08:55 PM

GEG

Spokane



Sat, Dec 17
10:10 PM

SEA

Seattle

★Premium Class seat has been selected for this flight.

Summary of airfare charges

Carl Cary

Mileage Plan MVP # ****7874

Ticket 0272319543782

Base fare and surcharges	\$631.07
Taxes and other fees	\$76.53
Per-person total	\$707.60
Total charges for air travel	\$707.60

[View all taxes, fees and charges.](#) $\$707.60 \text{ divided by } 2 = \353.80

Nonrefundable fare of \$707.60 was charged to the MasterCard card with number *****7531 held by Carl Cary on Dec 10, 2022.

Trip insurance by Allianz Global Assistance

Purchase travel insurance benefits and travel assistance services for your trip from [Allianz Global Assistance](#). [Learn more.](#)



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Earn up to 10,000 miles per night for stays worldwide.

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Before you fly



Mr Carl Cary
17520 Russian Rd
Arlington WA 98223
United States

Room Number: 1663
Arrival Date: 12-15-22
Departure Date: 12-17-22
CRS Number: 93575218
Rewards No: XXXXX5570

Date	Description		Charges	Credits
12-15-22	Room Charge		146.00	
12-15-22	Sales Tax - Rooms		12.85	
12-15-22	Lodging Tax		4.82	
12-15-22	TPA		4.00	
12-15-22	Destination Amenity Fee \$10.00		10.00	
12-15-22	Sales Tax Destination Amenity Fee		0.90	
12-16-22	Valet Parking - The Davenport Tow		35.00	
12-16-22	Sales Tax		3.15	
12-17-22	Master Card	XXXXXXXXXXXX7531 XX/XX		216.72
Total			216.72	216.72
Balance			0.00	

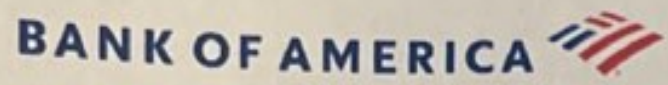
Total is
\$273.53.
Half of this
is \$89.29
This is a
room
charge

1/2
Parking
is \$19.08

The Davenport Tower
111 South Post Street, Spokane, WA 99201
Telephone: (509) 455-8888 Fax: (509) 789-7111

12/21/22, 11:33 AM

Bank of America | Online Banking | Deposit | Print Transaction Details



Main Checking - 3290 : Account Activity

Transaction details

Posting date Dec 19, 2022

Description NOMNOM #20 12/17 PURCHASE SPOKANE WA

Type Debit Card

Status Cleared

Amount -\$32.88

Purchaser CARL G CARY

Description NOMNOM #20 12/17 PURCHASE SPOKANE WA

Merchant category Automated Fuel Dispensers

Merchant category code 5542

Merchant information SPOKANE, WA

Merchant name NOMNOM STORES

Transaction category Transportation: Gasoline/Fuel

Fuel-1/2 is
\$16.44

SEA Seattle-Tacoma International Airport

PAYSTATION RECEIPT

Transaction #: 25120666
PIN #: 4835
Parker #: None
Parker Group: None
In Date/Time: 12/15/22 08:32PM
Out Date/Time: 12/17/22 11:41PM
Parking Type: Terminal Direct
Rate: - GENERAL RATE -
\$98.56 X 1
Tax: Sales Tax \$9.95
Tax: SeaTac Tax \$3.49
Parking SubTotal: 98.56
Tax SubTotal: 13.44
Grand Total: 112.00

MC	(7531)	112.00
----	--------	--------

Parking- Half is \$56.00

Hertz

RENTAL: 12/15/22 23:14 SPOKANE, WA
RETURN: 12/17/22 20:00 SPOKANE, WA

95465-01 #02 RN
95465-01

CARY/CARL		CDP: 0154080	DAYS	2 (TX)	\$ 84.78
OVERLAND WEST, INC.			EX HOURS	(TX)	\$.00
Hertz System Licensee FT: 2E1			EX DAYS	(TX)	\$.00
(509)747-3101		HG:	XDAY HRS	(TX)	\$.00
OWN/VEH: 95121/0945782 22 4RUNNER TOYOTA S LIC: ID FL05861		VEH CLASS: L4	MILEAGE CHG	(TX)	\$.00
			SUBTOTAL		\$ 84.78
LDW	DECLINED	MILEAGE IN: 25204	SUBTOTAL		\$ 84.78
LIS	DECLINED	MILEAGE OUT: 25067			
PAI,PEC	DECLINED	MILES DRIVEN: 137	CONCESSION FEE	(TX)	\$ 9.71
FPO	DECLINED - FUEL & SVC APPLIED	TR-X MILES DRIVEN: 0	VLGR*	(TX)	\$ 2.60
	\$ 8.99 GL TK CAP: 23.00	MILES ALLOWED: 0	ADDITION CHARGES	(TX)	\$ 7.50
	FUEL OUT: 8/8 FUEL IN: 8/8	MILES CHARGED: 0	LDW	(TX)	\$.00
			LIS	(NT)	\$.00
		PLAN IN: NEUA \$ 42.39 / DAY	PAI/PEC	(NT)	\$.00
ADDITIONAL CHARGES:		PLAN OUT: NEUA \$ 21.20 / EX HOUR	FUEL & SVC	(NT)	\$.00
CUSTOMER FACILITIES FEE \$ 7.50		RATE CLASS: B5 \$ 65.00 / EX DAY	TAXABLE SUBTOTAL		\$ 104.59
		\$ 0.00 / EX WEEK	TAX .15900		\$ 16.63
		\$ 21.20 / XDAY HR	TOTAL CHARGES		\$ 121.22
		\$ 0.00 / MILE			
			CHARGED ON MC		\$ 121.22

Rental car-1/2 is \$60.61

1st FORM OF PAY: MC CC: **** * 7531 AUTH: \$ 526.00/044550 SCN

THANK YOU FOR RENTING FROM HERTZ

RESERVATION INFORMATION: K3374094281

PREPARED BY: RL COMPLETED BY: ACW DRB: 12/17/22

STATEMENT OF CHARGES - NOT VALID FOR RENTAL

RENTAL RECORD L-5281323-5



Remit all payments to:

Vertical VS, Inc

7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: dparsons@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7717
Invoice Date: Mar 23, 2023
Due Date: Mar 23, 2023
Payment Terms: Upon Receipt

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade - Banners	Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
D. Parsons	UPS Ground		3/23/23

Quantity	Item	Description	Unit Price	Amount
2.00	ST-1	Mesh Banners: 48"w x 360"h Heavy Duty Mesh Banner, 37% Air Flow, 1st Surface Direct Print, Hemmed and Grommeted.	492.01	984.02
2.00	ST-2	A Boards With Inserts (Monthly Parking): 24"w x 36"h SignicadeA Board (Black), 24"w x 36"h x 1/8" Coroplast Inserts, First Surface Direct Print,	355.18	710.36
1.00	ST-3	A Board With Inserts (Parking Rates): 24"w x 36"h SignicadeA Board (Black), 24"w x 36"h x 1/8" Coroplast Inserts, First Surface Direct Print,	355.18	355.18
1.00	S-DES	production drawings.	165.00	165.00
1.00	S-SHP	Packaging and Shipping. Shipping charges are subject to change.	442.00	442.00

Thank you for your business!

Subtotal	2,656.56
Sales Tax	239.09
Freight	0.00
Total Invoice Amount	2,895.65
Payment/Credit Applied	0.00
TOTAL	2,895.65

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: ahymes@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7718
Invoice Date: Mar 23, 2023
Due Date: Mar 23, 2023
Payment Terms: Upon Receipt

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

The Parkade
511 W. Main St.
Spokane, WA 99201
United States

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade Parking Ban.	Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Hymes	UPS Ground		3/23/23

Quantity	Item	Description	Unit Price	Amount
2.00	ST-2	A-Board panel: 24"w x 36"h x 1/8" Coroplast Inserts, First Surface Direct Print.	75.18	150.36
1.00	S-SUBM	Submittals: production drawings, sign location schedule, sign message schedule. ** Custom design work, color matching, samples are additional fees.	123.75	123.75
1.00	S-SHP	Packaging and Shipping. Shipping charges are subject to change.	30.60	30.60

Thank you for your business!

Subtotal	304.71
Sales Tax	27.42
Freight	0.00
Total Invoice Amount	332.13
Payment/Credit Applied	0.00
TOTAL	332.13

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#1806
SERVICE DATE	Apr 04, 2023
DUE	Upon receipt
AMOUNT DUE	\$1,338.24

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbezspokane@gmail.com

INVOICE

Services	amount
water Valve job in parkade	\$1,134.00
1- 1/2 inch gate valve that shuts down the East stack failed. Removed and replaced with 1- 1/2 inch ball valve that we supplied. Replaced 5 customer supplied 1-1/2 inch ball valves on East stack. 6 hours	
Materials	amount
1-1/2" ball valve	\$93.74
Subtotal	\$1,227.74
Total Tax	\$110.50
3210-city of spokane (9%)	\$110.50
Total	\$1,338.24

Thank you for choosing PlumbEZ!
Quality plumbing made easy.
Please share your experience with others by leaving us a review!
Google- <https://maps.app.goo.gl/bMx3M>
Facebook - www.facebook.com/spokaneplumbers

Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#1808
SERVICE DATE	Apr 04, 2023
DUE	Upon receipt
AMOUNT DUE	\$721.04

CONTACT US

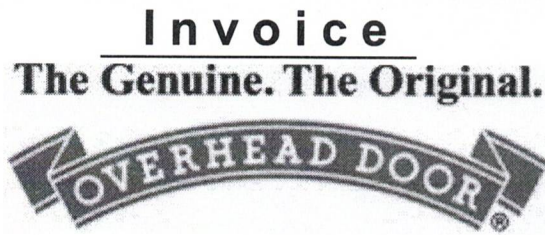
6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbezspokane@gmail.com

INVOICE

Services	amount
broken elbow in west stack water pipe Opened up column in rite aide to disconnect pipe from the bottom of the stack. Removed 45° elbow at ceiling that was cracked on 2nd level of parkade. Replaced the 1- 1/2 inch 45° elbow and 1-1/2 inch ball valve that was supplied on the West stack. Westside water stack is now usable	\$661.50
Subtotal	\$661.50
Total Tax	\$59.54
3210-city of spokane (9%)	\$59.54
Total	\$721.04

Thank you for choosing PlumbEZ!
Quality plumbing made easy.
Please share your experience with others by leaving us a review!
Google- <https://maps.app.goo.gl/bMx3M>
Facebook - www.facebook.com/spokaneplumbers
Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>



ANN@INCITYINC.COM

OVERHEAD DOOR, Inc.

DBA: OVERHEAD DOOR CO OF SPOKANE CDA

Date: 3/31/2023

Invoice No. 530191

420 East 5th Ave
Post Falls, ID 83854
2087730502

Bill to: Customer ID: 05INCITYIN
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Service at: PARKADE 511 W MAIN AVE SPOKANE WA.
ENTRANCE LEFT DOOR 20 SLATS.

Customer Ph # 5099956798

Location info: Location #: 160175
IN CITY INC
1421 34TH AVE STE 300
SEATTLE, WA 98122

Idaho Contractors Lic RCE 285
Wash Contr Lic # OVERHDCO72L5

Description: Work Order 627969 P Falls-Comm

Salesman: MYERS;KYLE L.

Terms : Date of Installation/NET30

Reference: Work Order 627969

PO Number:

Item #	Item Type	Description	Quantity	Unit Price	Amount
1	3 Miscellaneous	Amount Due (Description of work below)	1.00	\$3,766.00	\$3,766.00

20 MAR 2023
LABOR AND MATERIAL TO INSTALL :
(10) STARTER SLATS
MATERIAL DROPPED OFF :
(10) - EXTRA STARTER SLATS
THANK YOU VERY MUCH FOR YOUR BUSINESS, HAVE A WONDERFUL
DAY!

Subtotal:	\$3,766.00
Sales Tax:	\$338.94
Payments:	\$0.00
Total Due:	\$4,104.94

05INCITYIN

530191

cm 2-15, 2-21



INVOICE

INV0061

DATE

03/09/2023

BALANCE DUE

USD \$8,217.60

Work painting

Richard Selstrom

Business Number 509-822-9819

9257 w twin lakes rd

Rathdrum idaho 838358

☎ 5098229819

📠 5098229819

workpainting.com

workpaintingspokane@gmail.com



BILL TO

Ann Surbridge at incity holdings

ann@incityinc.com

DESCRIPTION	RATE	QTY	AMOUNT
20 percent down before tax. Rougly on parkade garage Leaves a total of 36,568.32 upon completion	\$8,217.60	1	\$8,217.60

Payment Info

PAYPAL

workpaintingspokane@gmail.com

BY CHECK

Work painting 9257 w twin lakes rd Rathdrum idaho
83858

OTHER

PayPal at workpaintingspokane@gmail.com

SUBTOTAL

\$8,217.60

TAX (9%)

\$0.00

TOTAL

\$8,217.60

BALANCE DUE

USD \$8,217.60

A handwritten signature in black ink, appearing to be "RJ", is written over a horizontal line.

DATE SIGNED

03/09/2023

Parkade parking garage

511 w main

Spokane wa 99201

Work to be performed at above location



Work painting

Richard Selstrom
Business Number 509-822-9819
9257 w twin lakes rd
Rathdrum idaho 838358
☎ 5098229819
📠 5098229819
workpainting.com
workpaintingspokane@gmail.com

INVOICE

INV0064

DATE

04/19/2023

BALANCE DUE

USD \$36,624.00

BILL TO

Ann Surbridge at incity holdings

ann@incityinc.com

DESCRIPTION	RATE	QTY	AMOUNT
Parkade completion of parking areas. We will come back after construction and touch up any new repairs.	\$33,600.00	1	\$33,600.00

Payment Info

PAYPAL

workpaintingspokane@gmail.com

BY CHECK

Work painting 9257 w twin lakes rd Rathdrum idaho
83858

OTHER

PayPal at workpaintingspokane@gmail.com

SUBTOTAL	\$33,600.00
TAX (9%)	\$3,024.00
TOTAL	\$36,624.00
BALANCE DUE	USD \$36,624.00

DATE SIGNED

04/19/2023

Keep in touch so we knkw when to come touch up after constrution



INVOICE

4/24/2022
INVOICE # 8

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
4/24/23	6% Development Fee on Hard Costs Thru April 2023	\$25,894.28

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$25,894.28					\$25,894.28

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC

Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 8,116,416.32
Earned Fee	\$ 486,984.98 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Dev Fee #5 - D16	56,862.57
Dev Fee #6 - D17	37,691.07
Dev Fee #7 - D18	4,939.17
Current Fee Due	\$ 25,894.28

INVOICE

From

RaffertySuver LLC
PO Box 2508
Seattle, WA 98111

Invoice ID

835

PO Number

20110 Parkade Jan 2023 Inv

Issue Date

02/02/2023

Due Date

03/04/2023 (Net 30)

Subject

20110 Parkade Jan Inv

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting services	11.00	\$265.00	\$2,915.00
Product	Travel/fuel	1.00	\$119.00	\$119.00

Amount Due

\$3,034.00

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201 US
+1 5093213901
customerservice@vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21-17100.17	12/16/2022	\$109.00	01/15/2023	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Post-Policy Endorsement	Datedown Endorsement #17 - Parkade Investors	1	100.00	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 20

Submitted: August 10, 2023

Date	Payee	Ref	Memo	DR.
08/01/23	BKB / Paragon	30069R	Eighteenth billing	332,499.99
01/30/23	MacDonald Miller HVAC	JC81965	Progress billing - chiller + boiler - Jan	16,340.12
03/09/23	MacDonald Miller HVAC	JC83192	Progress billing - chiller + boiler - March	30,925.80
05/15/23	MacDonald Miller HVAC	JC84863	100% MP billing	23,301.82
06/01/23	MacDonald Miller HVAC	PM131617	Start up service billing	4,329.48
05/09/23	Vertical	V7772	Signage installation	870.91
05/15/23	PlumbEZ	1860	Broken pipe repair in concrete	1,964.18
08/08/23	PI Manager, LLC	9	6% Earned Development Fee	24,613.94
05/01/23	RafterySuver LLC	922	Consulting fees thru April 2023	1,850.50
07/05/23	RafterySuver LLC	979	Consulting fees thru June 2023	3,335.27
08/03/23	RafterySuver LLC	1016	Consulting fees thru July 2023	5,589.33
04/27/23	Vista Title and Escrow	21.17100.18	Date down endorsement #18	109.00
Loan Draw				445,730.34

TRUE



INV #: 30069R

**1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081**Phone: 972-478-2255
Fax: 972-478-2277Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANEState: WA
Zip: 99201Invoice #: 30069R
Invoice Date: 8/1/2023Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 18	1	\$ 318,500.00		\$ 318,500.00
2	CONTRACT DRAW # 18 WA SALES TAXES	1	\$ 31,500.00		\$ 31,500.00
3	10% RETENTION	-1	\$ 17,500.00		\$ (17,500.00)
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
				Invoice Subtotal	\$ 332,499.99
				TOTAL	\$ 332,499.99

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM BKB PARAGON NORTHWEST, LLC CONTRACTOR: 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069R PERIOD TO: August 01, 2023 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
---	---	--	---

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$4,296,590.49
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$6,984,274.70
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$6,542,016.70
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$327,100.84
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$327,100.84
6. TOTAL EARNED LESS RETAINAGE	\$6,214,915.86
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$5,882,415.87
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$332,499.99
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$769,358.84
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$540,178.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,802,555.57	\$0.00
Total approved this Month	\$494,034.92	\$0.00
TOTALS	\$4,296,590.49	\$0.00
NET CHANGES by Change Order	\$4,296,590.49	

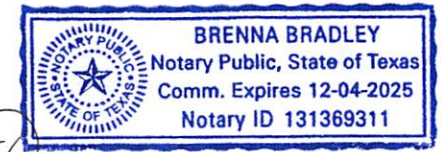
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Mariana Hernandez Date: August 01, 2023
By: _____
State of: TEXAS

County of: DALLAS

Subscribed and sworn to before
me this Aug day of 1st, 2023

Notary Public: [Signature]
My Commission expires: 12-4-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$332,499.99
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____ Date: _____
By: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

30069R

August 01, 2023

August 01, 2023

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	33,661.76
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	17,186.94
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	20,221.03
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	18,187.70
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	500.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	13,006.04
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	9,873.32
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	10,764.70
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	10,982.73
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	10,627.96
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	9,413.49
	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	122,050.10
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	13,873.88
	CO# 5	175,220.10	175,220.10	0.00	0.00	175,220.10	100.00%	0.00	8,761.01
	CO# 6	508,026.87	209,803.79	150,000.00	0.00	359,803.79	70.82%	148,223.08	17,990.19
	CO# 7	494,034.92	0.00	200,000.00	0.00	200,000.00	40.48%	294,034.92	10,000.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$6,984,274.70	\$6,192,016.70	\$350,000.00	\$0.00	\$6,542,016.70	93.67%	\$442,258.00	\$327,100.85

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User Notes:

(3B9ADAB2)

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 08/01/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 332,499.99

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 08/01/2023

AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
PARKADE PARKING GARAGE.
511 WEST MAIN AVE ST SPOKANE,
WA 99201

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 29, 2021

CHANGE ORDER INFORMATION:
Change Order Number: 007
Date: 6/23/2023

OWNER: (Name and address)
PARKADE INVESTORS LLC, A
WASHINGTON LIMITED LIABILITY
COMPANY
1421 34TH AVENUE, # 300
SEATTLE, WA 98122

ARCHITECT: (Name and address)

CONTRACTOR: (Name and address)
BKB PARAGON NORTHWEST, LLC

1820 N. GREENVILLE AVE. SUITE #
100
RICHARDSON, TX 75081

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please see the attached sheet for details on the total amount of **\$494,034.92**

The original Contract Sum was	\$ 2,687,684.21
The net change by previously authorized Change Orders	\$ 3,802,555.57
The Contract Sum prior to this Change Order was	\$ 6,490,239.78
The Contract Sum will be increased by this Change Order in the amount of	\$ 494,034.92
The new Contract Sum including this Change Order will be	\$ 6,984,274.70

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	BKB PARAGON NORTHWEST, LLC	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
SIGNATURE	 SIGNATURE	 SIGNATURE
PRINTED NAME AND TITLE	VIVIANA HERNANDEZ, CONTRACT ADMINISTRATOR PRINTED NAME AND TITLE	Jonathan Slom PRINTED NAME AND TITLE
DATE	6/27/2023 DATE	6-29-2023 DATE



Parkade Plaza
511 West Main
Spokane, WA

Submitted to:
Raferty Suver LLC

6/23/2023

Submitted by:
BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

2023 Budget

Description	Quantity	Unit	Unit Cost	Subtotal	
			\$0.00	\$0.00	
Rite Aid Sikspeg ReDeck epoxy structural sealer between expansion joints	14700	SF	\$9.33	\$178,296.30	
Apply dual function Sika Ferrogard 908 corrosion inhibitor and penetrating sealer	25000	SF	\$2.75	\$69,375.00	Red to blue level
Helix apply dual function Sika Ferrogard 908 corrosion inhibitor and penetrating sealer	18000	SF	\$2.75	\$49,500.00	
Entry ramps A & B interior Sikspeg epoxy ReDeck	3500	SF	\$9.32	\$32,620.00	
Exit area - Sikspeg epoxy ReDeck	6500	SF	\$9.33	\$60,645.00	
			Sales Tax	\$40,791.87	
			Total:	\$494,094.92	

all existing coatings need to be removed to place the epoxy or polyurethane systems. Cost is \$2.00 psf and is included with the unit price



MacDonald-Miller

FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC.
17930 INTERNATIONAL BLVD STE 120 SEATAC, WA 98188
Phone (206) 763-9400

INVOICE

INVOICE NUMBER JC81965
INVOICE DATE 1/30/2023
PO Number
Total Due **\$16,340.12**

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS
PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SPOKANE, WA 99201

Job 61224005 **PARKADE CHILLER AND BOILER REP**

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		1/30/2023
Description	JANUARY BILLING FOR PARKADE CHILLER AND BOILER REP				

Billing Amount	\$15,711.65
Retention Withheld	\$785.58
Retention Due	\$0.00
Subtotal	\$14,926.07
Miscellaneous	\$0.00
Total Tax	\$1,414.05
Total	\$16,340.12

Please email questions to AR.Mail@MACMILLER.COM

Remit to: Macdonald-Miller Facility Solutions, LLC Dept. C700 PO Box 509017 San Diego, CA 92150-9017

All credit card payments will incur an additional surcharge of 3.5% in fees based on the total invoice value, we accept Mastercard and Visa.

Exhibit B

Contractor Lien/Claim Waiver

From the Undersigned:
MacDonald Miller Facility Solutions
7717 Detroit Ave SW
Seattle, WA 98106

Contact Person: Rebeca Silva

Phone: 206-768-3980

To Owner: Parkade Investors LLC

Project: Parkade Boiler & Chiller

Project Manager: Jason Petterson

Phone: 509-413-6979

CONDITIONAL RELEASE

The undersigned agrees that upon receipt by the undersigned of a check in the amount of \$ 16,340.12 and payment of that check by the bank upon which it was drawn, this document shall become effective to waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for labor, services, equipment and materials (“Work”) furnished on or before January 31, 2023 ; provided that, this conditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other

UNCONDITIONAL RELEASE

The undersigned agrees that it has received progress payments in the aggregate amount of \$ 335,454.07 for labor, services, equipment and materials (“Work”) furnished to the Project and does hereby waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for any and all Work furnished on or before December 25, 2022 ; provided that, this unconditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the

person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner



Title:

Dated this 30th day of January, 2023

authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner



Title:

Dated this 30th day of January, 2023

NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF January, 2022



Printed Name: _____

Notary Public for Seattle

residing at Washington

My commission expires _____





MacDonald-Miller

FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC.
17930 INTERNATIONAL BLVD STE 120 SEATAC, WA 98188
Phone (206) 763-9400

INVOICE

INVOICE NUMBER JC83192
INVOICE DATE 3/9/2023
PO Number
Total Due **\$30,925.80**

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS
PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SPOKANE, WA 99201

Job 61224005 **PARKADE CHILLER AND BOILER REP**

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		3/9/2023
Description	MARCH BILLING FOR PARKADE CHILLER AND BOILER REP				

Total Contract Value (Excl. Tax)	\$373,181.00
Previously Billed	\$338,263.65
Billing Amount	\$29,736.35
Retention Withheld	\$1,486.82
Retention Due	\$0.00
Subtotal	\$28,249.53
Miscellaneous	\$0.00
Total Tax	\$2,676.27
Total	\$30,925.80
Remaining To Bill (Excl. Tax)	\$5,181.00

Please email questions to AR.Mail@MACMILLER.COM
Remit to: Macdonald-Miller Facility Solutions, LLC Dept. C700 PO Box 509017 San Diego, CA 92150-9017
All credit card payments will incur an additional surcharge of 3.5% in fees based on the total invoice value, we accept Mastercard and Visa.

Exhibit B

Contractor Lien/Claim Waiver

From the Undersigned:
MacDonald Miller Facility Solutions
7717 Detroit Ave SW
Seattle, WA 98106

Contact Person: Ronnie Sokha

Phone: 206-512-5470

To Owner: Parkade Investors LLC

Project: Parkade Boiler & Chiller

Project Manager: Jason Petterson

Phone: 509-413-6979

CONDITIONAL RELEASE

The undersigned agrees that upon receipt by the undersigned of a check in the amount of \$ 30,925.80 and payment of that check by the bank upon which it was drawn, this document shall become effective to waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for labor, services, equipment and materials (“Work”) furnished on or before March 9, 2023 ; provided that, this conditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other

UNCONDITIONAL RELEASE

The undersigned agrees that it has received progress payments in the aggregate amount of \$ 335,454.07 for labor, services, equipment and materials (“Work”) furnished to the Project and does hereby waive and release any and all known and unknown rights, claims, actions, suits and liens which the undersigned now or hereafter may have with respect to Owner or Project or both, for any and all Work furnished on or before November 30, 2022 ; provided that, this unconditional release does not cover Work furnished after that date or retainage. The undersigned warrants that (a) full payment has been made, or will be made, out of the progress payment made herewith to all of its subcontractors, suppliers, laborers and materialmen with respect to Work furnished on or before the aforementioned date and no such person or entity has any claim or lien against the Project for work performed on the Project, or labor, materials, or equipment supplied for the Project; (b) there are no outstanding claims with respect to work performed on the Project, or labor, materials or equipment supplied for the Project; (c) the undersigned has not assigned any claim or lien right against the Owner or its property to any other person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the

person or entity; (d) no security interest has been given or executed by the undersigned in connection with any materials or equipment placed upon or installed in the Project; and (e) the individual signing has the authority to sign this document on behalf of the undersigned.



Signature of Authorized Corporate Officer/Partner/Owner

Title:

Dated this 9th day of March, 2023

authority to sign this document on behalf of the undersigned.

Signature of Authorized Corporate Officer/Partner/Owner

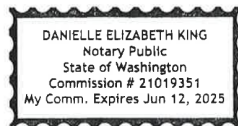


Title:

Dated this 9th day of March, 2023

NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF March, 2023




Printed Name: Danielle King

Notary Public for Seattle

residing at Washington

My commission expires 6/12/25



MacDonald-Miller

FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC.
17930 INTERNATIONAL BLVD STE 120 SEATAC, WA 98188
Phone (206) 763-9400

INVOICE

INVOICE NUMBER JC84863
INVOICE DATE 5/15/2023
PO Number
Total Due **\$23,301.82**

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

JOB ADDRESS
PARKADE CHILLER AND BOILER REP
511 W MAIN AVE
SPOKANE, WA 99201

Job 61224005 PARKADE CHILLER AND BOILER REP

Salesperson	Customer Number	Contract Number	Payment Terms	Shipping Method	Due Date
JASON PETTERSON	41018		Due On Receipt		5/15/2023
Description	MAY 100% COMPLETE BILLING FOR PARKADE CHILLER AND BOILER REP				

Billing Amount	\$22,405.60
Retention Withheld	\$1,120.28
Retention Due	\$0.00
Subtotal	\$21,285.32
Miscellaneous	\$0.00
Total Tax	\$2,016.50
Total	\$23,301.82

Please email questions to AR.Mail@MACMILLER.COM

Remit to: Macdonald-Miller Facility Solutions, LLC Dept. C700 PO Box 509017 San Diego, CA 92150-9017

All credit card payments will incur an additional surcharge of 3.5% in fees based on the total invoice value, we accept Mastercard and Visa.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

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

APPLICATION NUMBER :
APPLICATION DATE :
PERIOD TO:
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULE VALUE	WORK COMPLETED		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
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
1			-	-		-	0%	-	-
2	Labor	101,360	101,359.56	-		101,359.56	100%	-	5,067.98
3	Equipment	173,381	173,380.72			173,380.72	100%	-	8,669.04
4	Subcontractor	28,724	28,723.69			28,723.69	100%	-	1,436.18
5	Material	42,098	42,098.02			42,098.02	100%	-	2,104.90
6	Controls	164,054	150,506.41	13,547.60		164,054.01	100%	-	8,202.70
22						-	0%	-	-
23						-	0%	-	-
24						-	0%	-	-
25						-	0%	-	-
	SUB TOTAL PAGE 2	509,616	496,068.40	13,547.60	-	509,616.00	100%	-	25,480.80

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

APPLICATION NUMBER : 1
APPLICATION DATE : 2/28/2021
PERIOD TO: 2/28/2021
ARCHITECT'S PROJECT NO: 0

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

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULE VALUE	WORK COMPLETED		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
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
26	Change Order 001 - Chiller Electrical Change	3,421.00	-	3,421.00		3,421.00	100%	-	171.05
27	Change Order 002 - Elevator Mini-Split	10,506.00	10,506.00			10,506.00	100%	-	525.30
28	Change Order 003 - Scope and Jet	13,722.00	13,722.00			13,722.00	100%	-	686.10
29	Change Order 004 - Add Cleanouts to Storm Drain	2,748.00	2,748.00			2,748.00	100%	-	137.40
30	Change Order 005 - Pipe Supports	644.00	644.00			644.00	100%	-	32.20
31	Change Order 006 - Rite Aid FCUs	5,437.00		5,437.00		5,437.00	100%	-	271.85
32						-	0%	-	-
48						-	0%	-	-
49						-	0%	-	-
50						-	0%	-	-
	GRAND TOTAL	546,093.99	523,688.40	22,405.60	-	546,094.00	100%	-	27,304.80



MacDonald-Miller
FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC.
17930 INTERNATIONAL BLVD STE 120
SEATAC, WA 98188

Phone (206) 763-9400

BILL TO

PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

INVOICE

Invoice Number PM131617
Invoice Date 6/1/23
PO Number

Total Due \$4,329.48

Mechanical Maintenance Billing

Customer Number	Billing Date	Billing Frequency	Payment Terms
41018	6/1/2023	Custom	Due On Receipt

Contract	Type	Description	Billable Subtotal	Billable Tax	Billable All
42217	STANDARD HVAC	PARKADE PLAZA 511 W MAIN AVE SPOKANE	3,972.00	357.48	4,329.48



Remit all payments to:

Vertical VS, Inc
7036 220th Street SW
Mountlake Terrace, WA 98043

Phone: 425.361.1562
Contact: alevenda@verticalvs.com
Web: www.verticalvs.com

INVOICE

Invoice Number: V7772
Invoice Date: May 9, 2023
Due Date: May 9, 2023
Payment Terms: Balance upon Receipt

Bill To:

InCity Properties
1421 34th Avenue
Suite 300
Seattle, WA 98122
USA

Ship to:

Parkade
511 West Main Street
Spokane, WA 99201
USA

Customer ID	Customer PO	Payment Terms	
InCity Properties	Parkade Exterior	Balance upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
A. Levenda	Installation		5/9/23

Quantity	Item	Description	Unit Price	Amount
0.10	S-INS	Installation and Travel: 1 mobilization / 2 Man. **Rental equipment, flagger, ROW, street use permit not included, if required additional charges will apply.	7,990.00	799.00

Thank you for your business!

Subtotal	799.00
Sales Tax	71.91
Freight	0.00
Total Invoice Amount	870.91
Payment/Credit Applied	0.00
TOTAL	870.91

We will apply finance charges of 18% per annum on accounts unpaid over 30 days



PlumbEZ

Parkade

✉ ann@incityinc.com

INVOICE	#1860
SERVICE DATE	May 15, 2023
DUE	Upon receipt
AMOUNT DUE	\$1,964.18

CONTACT US

6916 E 11th Ave
Spokane Valley, WA 99212

☎ (509) 280-8187
✉ Plumbbezspokane@gmail.com

INVOICE

Services	amount
Broken pipe through concrete repair	\$1,600.00
<p>1-1/2 water stack going through all levels of the parkade on east end has medium size leak coming through concrete between 2nd and 3rd floor and massive gusher between level 6 and 7 in between the concrete. Hammered out concrete surrounding both locations pipe, cut out bad sections and reinstalled new 1-1/2 galvanized pipe, reattached to couplings and tees and used a compression coupling at level 3 and 2 compression couplings between level six and seven Turn main valve on and checked all 10 floors to ensure no more leaks. None found in pipe but did advise Steve that on level 5 there may be a ball valve that may allow a trickle of water through but does have a cap on it to stop from continuously dripping. Sealed up holes in concrete around pipes with roofing caulk and spray rubber.</p>	
Materials	amount
Materials	\$202.00
<p>1-1/2 inch galvanized pipe x 10 feet- \$87 1-1/2 inch galvanized compression couplings-\$25 x 3 =\$75 Waterproof Roofing caulk-\$10 and 2 cans of spray rubber-\$30</p>	
Subtotal	\$1,802.00
Total Tax	\$162.18
3210-city of spokane (9%)	\$162.18
Total	\$1,964.18

Thank you for choosing PlumbEZ!

Quality plumbing made easy.

Please share your experience with others by leaving us a review!

Google- <https://maps.app.goo.gl/bMx3M>

Facebook - www.facebook.com/spokaneplumbers

Yelp- <https://yelp.to/qTKq/jsCBxMrCfT>

INVOICE

8/8/2023
INVOICE # 9

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
8/8/23	6% Development Fee on Hard Costs Thru July 2023	\$24,613.94

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$24,613.94					\$24,613.94

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC
Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 8,526,648.62
Earned Fee	\$ 511,598.92 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Dev Fee #5 - D16	56,862.57
Dev Fee #6 - D17	37,691.07
Dev Fee #7 - D18	4,939.17
Dev Fee #8 - D19	25,894.28
Current Fee Due	\$ 24,613.94

INVOICE

From

RaffertySuver LLC
8203 Roosevelt Way NE.
Seattle, WA 98115

Invoice ID

922

PO Number

20110 Parkade April 2023

Issue Date

05/01/2023

Due Date

05/31/2023 (Net 30)

Subject

20110 Parkade April 2023

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting services	6.50	\$265.00	\$1,722.50
Product	fuel	1.00	\$128.00	\$128.00

Amount Due

\$1,850.50

INVOICE

From

RafterySuver LLC
8203 Roosevelt Way NE.
Seattle, WA 98115

Invoice ID

979

PO Number

20110 Parkade June Inv 2023

Issue Date

07/05/2023

Due Date

08/04/2023 (Net 30)

Subject

20110 Parkade June Inv 2023

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	11.00	\$265.00	\$2,915.00
Service	Travel fuel/hotel \$272.27, \$148	1.00	\$420.27	\$420.27

Amount Due

\$3,335.27

INVOICE

From

RaffertySuver LLC
8203 Roosevelt Way NE.
Seattle, WA 98115

Invoice ID

1016

PO Number

20110 Parkade July 23

Issue Date

08/03/2023

Due Date

09/02/2023 (Net 30)

Subject

20110 Parkade July 23

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Services	19.50	\$265.00	\$5,167.50
Product	Travel Hotel/fuel meal \$231.83, \$155, \$35/421.83	1.00	\$421.83	\$421.83

Amount Due

\$5,589.33

Vista Title and Escrow, LLC
201 W North River Dr
Spokane, WA 99201
(509) 328-7171
customerservice@vistatitle.com
www.vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
21-17100.18	04/27/2023	\$109.00	04/27/2023		

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Post-Policy Endorsement	Datedown Endorsement #18 - Parkade Investors	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

DRAW 21

Submitted: September 15, 2023

Date	Payee	Ref	Memo	DR.
09/07/23	BKB / Paragon	30069S	Nineteenth billing	308,749.99
09/15/23	PI Manager, LLC	10	6% Earned Development Fee	18,525.00
08/31/23	RafterySuver LLC	1041	Consulting fees thru August 2023	3,375.00
21.17100.19	Vista Title and Escrow	19	Date down endorsement #19	109.00
Loan Draw				330,758.99

TRUE



INV #: 30069S

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANE

State: WA
Zip: 99201

Invoice #: 30069S
Invoice Date: 9/7/2023

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 19	1	\$ 295,750.00		\$ 295,750.00
2	CONTRACT DRAW # 19 WA SALES TAXES	1	\$ 29,250.00		\$ 29,250.00
3	10% RETENTION	-1	\$ 16,250.00		\$ (16,250.00)
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
Invoice Subtotal					\$ 308,749.99
TOTAL					\$ 308,749.99

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM BKB PARAGON NORTHWEST, LLC CONTRACTOR: 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE. WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069S PERIOD TO: September 07, 2023 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
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CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$4,296,590.49
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$6,984,274.70
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$6,867,016.70
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$343,350.84
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$343,350.84
6. TOTAL EARNED LESS RETAINAGE	\$6,523,665.86
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$6,214,915.87
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$308,749.99
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$460,608.84
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$569,428.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,296,590.49	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$4,296,590.49	\$0.00
NET CHANGES by Change Order	\$4,296,590.49	

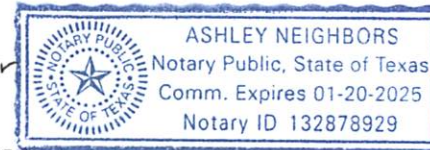
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Maria Hernandez
 By: _____ Date: September 07, 2023
 State of: _____

County of: _____

Subscribed and sworn to before
me this 7th day of September
2023

Notary Public: Ashley Neighbors
 My Commission expires: 01-20-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$308,749.99
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 30069S
APPLICATION DATE: September 07, 2023
PERIOD TO: September 07, 2023
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	33,661.76
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	17,186.94
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	20,221.03
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	18,187.70
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	500.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	13,006.04
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	9,873.32
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	10,764.70
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	10,982.73
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	10,627.96
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	9,413.49
	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	122,050.10
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	13,873.88
	CO# 5	175,220.10	175,220.10	0.00	0.00	175,220.10	100.00%	0.00	8,761.01
	CO# 6	508,026.87	359,803.79	75,000.00	0.00	434,803.79	85.59%	73,223.08	21,740.19
	CO# 7	494,034.92	200,000.00	250,000.00	0.00	450,000.00	91.09%	44,034.92	22,500.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$6,984,274.70	\$6,542,016.70	\$325,000.00	\$0.00	\$6,867,016.70	98.32%	\$117,258.00	\$343,350.85

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/07/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 308,749.99

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 09/07/2023



AIA®

Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
 PARKADE PARKING GARAGE.
 511 WEST MAIN AVE ST SPOKANE,
 WA 99201

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: March 29, 2021

CHANGE ORDER INFORMATION:
 Change Order Number: 009
 Date: 9/14/2023

OWNER: *(Name and address)*
 PARKADE INVESTORS LLC, A
 WASHINGTON LIMITED LIABILITY
 COMPANY
 1421 34TH AVENUE, # 300
 SEATTLE, WA 98122

ARCHITECT: *(Name and address)*

CONTRACTOR: *(Name and address)*
 BKB PARAGON NORTHWEST, LLC

1820 N. GREENVILLE AVE. SUITE #
 100
 RICHARDSON, TX 75081

THE CONTRACT IS CHANGED AS FOLLOWS:


(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please see the attached sheet for details. Total Amount **\$36,099.82**

The original Contract Sum was	\$	2,687,684.21
The net change by previously authorized Change Orders	\$	4,308,335.24
The Contract Sum prior to this Change Order was	\$	6,996,019.45
The Contract Sum will be increased by this Change Order in the amount of	\$	36,099.82
The new Contract Sum including this Change Order will be	\$	7,032,119.27
The Contract Time will be increased by Zero (0) days.		
The new date of Substantial Completion will be		

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	BKB PARAGON NORTHWEST, LLC	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY by PI Manager LLC
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
	<i>Viviana Hernandez</i>	
SIGNATURE	SIGNATURE	SIGNATURE
	VIVIANA HERNANDEZ, CONTRACT ADMINISTRATOR	Jonathan Slavin, its manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
	9/14/2023	9-15-2023
DATE	DATE	DATE



PARKADE PARKING PLAZA
511 WEST MAIN AVE STREET
SPOKANE WA 98201

BKB Paragon NW, LLC
1820 N GREENVILLE AVE , SUITE 100
Richardson, Texas 75081

Description Change Order # 9					
WHITE BOX RENTAL AREA ABOVE FITNESS STORE					
	QTY	UNIT	UNIT COST	SUBTOTAL	
REMOVE CARPET	3000	SQF \$	1.50 \$	\$ 4,500.00	
REMOVE TILE IN KITCHEN AREA	300	SQF \$	5.00 \$	\$ 1,500.00	
REMOVE STORE FRONT PANELS	2500	SQF \$	3.00 \$	\$ 7,500.00	
REMOVE SHEET ROCK AND FRAMED WALLS	1400	SQF \$	3.00 \$	\$ 4,200.00	
STRIP ALL WOOD TRIM (1 X 2) OFF COLLUMNS	9	EACH \$	25.00 \$	\$ 225.00	
REMOVE AND TRASH THE KITCHEN AREA INCLUDES	1	LUMP \$	3,500.00 \$	\$ 3,500.00	
2 SINKS , DISH WASHER , SHELF NEED TO CUT WATER SUPPLY OFF AND CAP, FRIDGE, WOODEN SHELF				\$ -	
REMOVE / DEMO STORAGE ROOM - SHOE ROOM SHELF AND WALLS	1	LUMP \$	2,500.00 \$	\$ 2,500.00	
REMOVE DOOR FROM THE OFFICE AREA AND MOVE TO TOP OF STAIRS	1	EACH \$	500.00 \$	\$ 500.00	
ERECT WALL AND FRAMING IN DOOR AT TOP OF STAIRS	20	LF \$	50.00 \$	\$ 1,000.00	
SECURE WINDOWS ALONG THE EAST WALL AFTER TEARING DOWN THE SHEET ROCK AND FRAMING.. 3?	3	EACJ \$	120.00 \$	\$ 360.00	
REMOVE ALL TRASH IN THE MAIN ENTRANCE , TABLE AND SCALE MODELS OF SPOKANE	1	LUMP \$	500.00 \$	\$ 500.00	
				\$ -	
SUBTOTAL				\$ 26,285.00	
General conditions, overhead & profit				\$ 6,834.10	
Washington state tax				9.00% \$ 2,980.72	
TOTAL				\$ 36,099.82	

Does not include permits, if needed

INVOICE

9/15/2023
INVOICE # 10

PI Manager, LLC
10900 NE 4th St, Suite 1850
Bellevue, WA 98004

BILL Parkade Investors, LLC
TO 1421 34th Ave, Suite 300
Seattle, WA 98122

DATE	DESCRIPTION	AMOUNT
9/15/23	6% Development Fee on Hard Costs Thru August 2023	\$18,525.00

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS	61-90 DAYS	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$18,525.00					\$18,525.00

REMITTANCE

Invoice No.

Date

Amount Due

Amount Enclosed

Make all checks payable to PI Manager, LLC
Thank you for your business!

PI Manager, LLC	
6% Dev Fee Calculation	
Fee %	6.00%
Hard Costs Spent To Date	\$ 8,835,398.61
Earned Fee	\$ 530,123.92 TRUE
Prior Fees	
Dev Fee #1 - D8	206,218.92
Dev Fee #2 - D13	48,041.94
Dev Fee #3 - D14	21,450.78
Dev Fee #4 - D15	85,886.25
Dev Fee #5 - D16	56,862.57
Dev Fee #6 - D17	37,691.07
Dev Fee #7 - D18	4,939.17
Dev Fee #8 - D19	25,894.28
Dev Fee #9 - D20	24,613.94
Current Fee Due	\$ 18,525.00

INVOICE

From

RafterySuver LLC
8203 Roosevelt Way NE.
Seattle, WA 98115

Invoice ID

1041

PO Number

20110 Parkade Aug 23

Issue Date

08/31/2023

Due Date

09/30/2023 (Net 30)

Subject

20110 Parkade Aug 23

Invoice For

Gun Tower
1421 34th Avenue
Suite 300
Seattle, WA 98122

Item Type	Description	Quantity	Unit Price	Amount
Service	Consulting Service	12.50	\$270.00	\$3,375.00
Amount Due				\$3,375.00

Vista Title and Escrow, LLC
201 W North River Dr Ste 205
Spokane, WA 99201
(509) 328-7171
ar@vistatitle.com
www.vistatitle.com

Invoice

BILL TO
Commercial Department Washington Trust Bank 717 W Sprague Ave Spokane, WA 99201 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
21-17100.19	08/14/2023	\$109.00	08/14/2023		

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Post-Policy Endorsement	Datedown Endorsement #19 - Parkade Investors	100.00T

SUBTOTAL	100.00
TAX (9%)	9.00
TOTAL	109.00
BALANCE DUE	\$109.00

INVOICE

251268 **Parkade Investors LLC**
1421 34th Ave Suite 300
Seattle, WA 98122

INVOICE #: 10225746
INVOICE DATE: 10/09/23
JOB: 122215-
APPLICATION #: 7
PAY TERMS: NET 30

Oct

Invoice for Work Completed on CO#2
Elevator Lobby Lights

DESCRIPTION	AMOUNT
122215- Spokane Parkade Lighting	5,364.20
CURRENT BILLING	5,364.20
SALES TAX	482.78
LESS RETENTION	536.42
INVOICE TOTAL	\$5,310.56

REMIT TO: McKinstry Lockbox
PO Box 3895
Seattle, WA 98124

McKinstry Co., LLC
FEDERAL ID 20-4030425
CONTRACTOR LICENSES www.mckinstry.com/licenses
1.5% INTEREST AFTER 30 DAYS
DIRECT INQUIRIES TO ACCOUNTSRECEIVABLE@MCKINSTRY.COM OR 206.832.8799

APPLICATION AND CERTIFICATE FOR PAYMENTTO (OWNER): **Parkade Investors LLC** PROJECT:**Spokane Parkade Lighting**APPLICATION NO: **7****Internal Approval**

Super

Engineer

Accounting

ATTN: **Charles**PERIOD TO: **October**PROJECT NO's: **122215-001**Address **511 West Main Ave St. Spokane, WA 99201**

GL CODE:

CONTRACT DATE: **January 19, 2022**

FROM (CONTRACTOR): McKinstry Co LLC

INVOICE NUMBER: **10225746**MCKINSTRY JOB # **122215-001****CONTRACTOR'S APPLICATION FOR PAYMENT**

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
Total			-
Approved this month			
Number	Date apprvd.		
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 completed 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: MCKINSTRY COMPANY

By: Laverne Smith Date: 10/9/2023

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

Continuation Sheet, AIA Document G703, is attached.

The present status of the account for this contract is as follows:

1. ORIGINAL CONTRACT SUM/APPROVED AMOUNT	\$356,357.32
2. Net change by Change Orders	\$69,674.58
3. CONTRACT SUM TO DATE	\$426,031.90
4. TOTAL COMPLETED & STORED TO DATE	\$426,031.90
(Column G on G 703)	
5. RETAINAGE:	
10% of Completed Work	
Total Retainage	
(Total in Column I on G703)	\$42,603.19
6. TOTAL EARNED LESS RETAINAGE	\$383,428.71
Plus WSST @ 9%	\$38,342.87
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$416,461.02
(line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$5,310.56
9. BALANCE TO FINISH, PLUS RETAINAGE	\$42,603.19
(Line 3 less Line 6)	

State of: WASHINGTON

County of: KING

Subscribed and sworn to before me this 9th day of October, 2023

Notary Public :

My Commission expires : **07/12/2026****ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data 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 differs from the amount applied for.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any right of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G702

Page 1 of 1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

CONTRACTOR'S signed Certification is attached.

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

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

APPLICATION NUMBER:

7

PERIOD TO:

10/31/2023

PROJECT NO.:

122215-001

CURRENT

ITEM NO.	DESCRIPTION OF WORK	Original Contract E	WORK COMPLETED		STORED MATERIALS H	TOTAL COMPLETED AND STORED TO DATE		BALANCE TO FINISH J(E-I)	RETAINAGE 10% K
			PREVIOUS APPLICATION F	THIS APPLICATION G		I(F+G+H)	%		
A	B	E	F	G	H	I(F+G+H)	%	J(E-I)	K
1	Electrical Mobilization	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	Lighting Materials	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$15,000.00
3	Labor	\$155,000.00	\$155,000.00	\$0.00	\$0.00	\$155,000.00	100.00%	\$0.00	\$15,500.00
4	Project Management	\$11,357.32	\$11,357.32	\$0.00	\$0.00	\$11,357.32	100.00%	\$0.00	\$1,135.73
5	Rentals/ Permits	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	100.00%	\$0.00	\$1,000.00
6		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
8		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
9		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
12		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
13		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
14		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
16		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
17		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
19		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
20		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL	\$356,357.32	\$356,357.32	\$0.00	\$0.00	\$356,357.32	100.00%	\$0.00	\$35,635.73
CHANGE ORDERS:									
CO# 1	Yellow Level LED Lamp Install	\$7,230.70	\$7,230.70	\$0.00	\$0.00	\$7,230.70	100%	\$0.00	\$723.07
CO# 2	Elevator Lobbies CO	\$5,364.20		\$5,364.20	\$0.00	\$5,364.20	100%	\$0.00	\$536.42
CO# 3	Additonal Garage Lights	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	100%	\$0.00	\$2,500.00
CO# 4	Fire Panel Response and Replacement	\$32,079.68	\$32,079.68	\$0.00	\$0.00	\$32,079.68	100%	\$0.00	\$3,207.97
CO# 5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	SUBTOTAL (Change Orders)	\$69,674.58	\$64,310.38	\$5,364.20	\$0.00	\$69,674.58	100.00%	\$0.00	\$6,967.46
	GROSS TOTAL	\$426,031.90	\$420,667.70	\$5,364.20	\$0.00	\$426,031.90	100.00%	\$0.00	\$42,603.19
	RETENTION		\$42,066.77	\$536.42	\$0.00	\$42,603.19			
	NET TOTAL	\$426,031.90	\$378,600.93	\$4,827.78	\$0.00	\$383,428.71	90.00%	\$0.00	\$42,603.19

\$4,827.78



INV #: 30069T

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANE

State: WA
Zip: 99201

Invoice #: 30069T
Invoice Date: 9/21/2023

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 20	1	\$ 72,800.00		\$ 72,800.00
2	CONTRACT DRAW # 20 WA SALES TAXES	1	\$ 7,200.00		\$ 7,200.00
3	10% RETENTION	-1	\$ 4,000.00		\$ (4,000.00)
4					\$ -
5					\$ -
6					\$ -
7					\$ -
Invoice Subtotal					\$ 75,999.99
TOTAL					\$ 75,999.99

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122 FROM CONTRACTOR: BKB PARAGON NORTHWEST, LLC 1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	PROJECT: PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201 VIA ARCHITECT:	APPLICATION NO: 30069T PERIOD TO: September 21, 2023 CONTRACT FOR: General Construction CONTRACT DATE: March 29, 2021 PROJECT NOS: / /	Distribution to: OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
--	---	---	--

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$4,332,690.31
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$7,020,374.52
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$6,947,016.70
5. RETAINAGE:	
a. <u>5.00</u> % of Completed Work (Column D + E on G703)	\$347,350.84
b. <u>0</u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$347,350.84
6. TOTAL EARNED LESS RETAINAGE	\$6,599,665.86
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$6,523,665.87
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$75,999.99
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$420,708.66
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$576,628.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,296,590.49	\$0.00
Total approved this Month	\$36,099.82	\$0.00
TOTALS	\$4,332,690.31	\$0.00
NET CHANGES by Change Order		\$4,332,690.31

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 completed 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:

By: Viviana Hernandez
State of: TEXAS

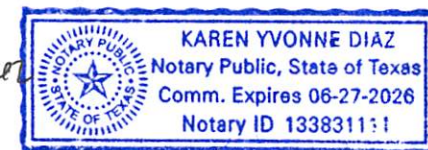
Date: September 21, 2023

County of: DALLAS

Subscribed and sworn to before Viviana Hernandez
me this 21st day of September, 2023.

Notary Public:

My Commission expires: 06/27/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$75,999.99

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

30069T

September 21, 2023

September 21, 2023

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Concrete Repair Parking Areas	673,235.15	673,235.15	0.00	0.00	673,235.15	100.00%	0.00	33,661.76
	Helix - Entry/Exit ramps	343,738.75	343,738.75	0.00	0.00	343,738.75	100.00%	0.00	17,186.94
	Column and beam repairs	404,420.62	404,420.62	0.00	0.00	404,420.62	100.00%	0.00	20,221.03
	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	18,187.70
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	500.00
	General Conditions	260,120.76	260,120.76	0.00	0.00	260,120.76	100.00%	0.00	13,006.04
	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	9,873.32
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	10,764.70
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	10,982.73
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
	CO# 1	212,559.25	212,559.25	0.00	0.00	212,559.25	100.00%	0.00	10,627.96
	CO# 2	188,269.75	188,269.75	0.00	0.00	188,269.75	100.00%	0.00	9,413.49
	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	122,050.10
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	13,873.88
	CO# 5	175,220.10	175,220.10	0.00	0.00	175,220.10	100.00%	0.00	8,761.01
	CO# 6	508,026.87	434,803.79	40,000.00	0.00	474,803.79	93.46%	33,223.08	23,740.19
	CO# 7	494,034.92	450,000.00	40,000.00	0.00	490,000.00	99.18%	4,034.92	24,500.00
	CO# 8	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	CO# 9	36,099.82	0.00	0.00	0.00	0.00	0.00%	36,099.82	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$7,020,374.52	\$6,867,016.70	\$80,000.00	\$0.00	\$6,947,016.70	98.96%	\$73,357.82	\$347,350.84

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: BKB PARAGON NORTHWEST, LLC

Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 09/21/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 75,999.99

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

- (1) Retentions.
 - (2) Extras for which the claimant has not received payment.
 - (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 09/21/2023



INV #: 30069U

1820 N. GREENVILLE AVE SUITE #100
RICHARDSON, TX 75081

Phone: 972-478-2255
Fax: 972-478-2277

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
Property: PARKADE
City: SPOKANE

State: WA
Zip: 99201

Invoice #: 30069U
Invoice Date: 10/19/2023

Project: PARKING GARAGE

Item #	Description	Qty	Material Cost/Unit	Total Labor Cost	Price
1	CONTRACT DRAW # 21	1	\$ 97,192.59		\$ 97,192.59
2	CONTRACT DRAW # 21 WA SALES TAXES	1	\$ 9,612.46		\$ 9,612.46
3	10% RETENTION	-1	\$ 5,340.25		\$ (5,340.25)
4					\$ -
5					\$ -
6					\$ -
7					\$ -
Invoice Subtotal					\$ 101,464.79
TOTAL					\$ 101,464.79

PLEASE SEND PAYMENT TO THE ABOVE ADDRESS

Application and Certificate for Payment

TO OWNER:	PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY 1421 34TH AVENUE, # 300 SEATTLE, WA 98122	PROJECT:	PARKADE PARKING GARAGE. 511 WEST MAIN AVE ST SPOKANE, WA 99201	APPLICATION NO:	30069U	Distribution to:	<input checked="" type="checkbox"/> OWNER: <input type="checkbox"/>
FROM	BKB PARAGON NORTHWEST, LLC	VIA		PERIOD TO:	October 19, 2023	ARCHITECT:	<input type="checkbox"/>
CONTRACTOR:	1820 N. GREENVILLE AVE. SUITE # 100 RICHARDSON, TX 75081	ARCHITECT:		CONTRACT FOR:	General Construction	CONTRACTOR:	<input checked="" type="checkbox"/>
				CONTRACT DATE:	March 29, 2021	FIELD:	<input type="checkbox"/>
				PROJECT NOS:	/ /	OTHER:	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$2,687,684.21
2. NET CHANGE BY CHANGE ORDERS	\$4,366,137.54
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$7,053,821.75
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$7,053,821.75
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$352,691.09
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$352,691.09
6. TOTAL EARNED LESS RETAINAGE	\$6,701,130.66
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$6,599,665.87
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$101,464.79
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$352,691.09
10. WASHINGTON STATE SALES TAX BILLED TO DATE	\$586,240.66

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,332,690.31	\$0.00
Total approved this Month	\$33,447.23	\$0.00
TOTALS	\$4,366,137.54	\$0.00
NET CHANGES by Change Order	\$4,366,137.54	

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 completed 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:

By: Muana Hernandez
State of: TEXAS

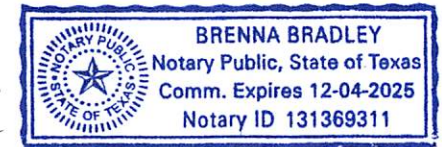
Date: October 19, 2023

County of: DALLAS

Subscribed and sworn to before
me this 19th day of October, 2023

Notary Public:

My Commission expires: 12-4-2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$101,464.79

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

30069U

October 19, 2023

October 19, 2023

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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 (IF VARIABLE RATE)
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	Expansion joints + Misc	363,753.96	363,753.96	0.00	0.00	363,753.96	100.00%	0.00	18,187.70
	Mock-up	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	500.00
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	OH&P	197,466.33	197,466.33	0.00	0.00	197,466.33	100.00%	0.00	9,873.32
	Allowances - Material Variance	215,294.00	215,294.00	0.00	0.00	215,294.00	100.00%	0.00	10,764.70
	Sales Tax	219,654.63	219,654.63	0.00	0.00	219,654.63	100.00%	0.00	10,982.73
	Balance Offset	0.01	0.01	0.00	0.00	0.01	100.00%	0.00	0.00
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	CO# 3	2,441,002.04	2,441,002.04	0.00	0.00	2,441,002.04	100.00%	0.00	122,050.10
	CO# 4	277,477.56	277,477.56	0.00	0.00	277,477.56	100.00%	0.00	13,873.88
	CO# 5	175,220.10	175,220.10	0.00	0.00	175,220.10	100.00%	0.00	8,761.01
	CO# 6	508,026.87	474,803.79	33,223.08	0.00	508,026.87	100.00%	0.00	25,401.34
	CO# 7	494,034.92	490,000.00	4,034.92	0.00	494,034.92	100.00%	0.00	24,701.75
	CO# 8	11,744.75	0.00	11,744.75	0.00	11,744.75	100.00%	0.00	587.24
	CO# 9	36,099.82	0.00	36,099.82	0.00	36,099.82	100.00%	0.00	1,804.99
	CO# 10	20,852.28	0.00	20,852.28	0.00	20,852.28	100.00%	0.00	1,042.61
	CO# 11	850.20	0.00	850.20	0.00	850.20	100.00%	0.00	42.51
	GRAND TOTAL	\$7,053,821.75	\$6,947,016.70	\$106,805.05	\$0.00	\$7,053,821.75	100.00%	\$0.00	\$352,691.10

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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Identifying Information

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Name of Customer: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Job Location: PARKADE PARKING GARAGE 511 WEST MAIN AVE ST SPOKANE, WA 99201

Owner: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Through Date: 10/19/2023

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: PARKADE INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Amount of Check: \$ 101,464.79

Check Payable to: BKB PARAGON NORTHWEST, LLC

Exceptions

This document does not affect any of the following:

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Date(s) of waiver and release: _____
Amount(s) of unpaid progress payment(s): \$ _____
 - (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.
-

Signature

Claimant's Signature: 

Claimant's Title: CONTRACT ADMINISTRATOR

Date of Signature: 10/19/2023



MacDonald-Miller
FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC
17930 INTERNATIONAL BLVD STE 120 SEATAC, WA 98188
Phone (206) 763-9400

INVOICE

INVOICE **SVC275068**
INVOICE DATE 9/29/2023
PO NUMBER
Total Due **\$5,348.09**

BILL TO
PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

LOCATION
PARKADE PLAZA
511 W MAIN AVE
SPOKANE, WA 99201

Service Call 230615-0114 WATER LEAK SEARCH & REPAIR

Salesperson	Customer Number	Invoice Date	Completion Date	Payment Terms	Shipping Method
RYAN CHARLES KYLE	41018	9/29/2023	9/15/2023	Due On Receipt	

Description SEE ATTACHED CALL SUMMARY FOR DETAILED DESCRIPTION OF ACTION TAKEN.

Detail of Charges

Item Number / Date	Description	Unit	Quantity	Unit Price	Line Total
MATERIALS					
TC	TRUCK CHARGE	EA	3.00	\$98.00	\$294.00
PLUMBING LABOR					
6/15/2023	- GUMERMAN, KURT	HRS	0.50	\$205.00	\$102.50
6/21/2023	- LEACH, GAVIN	HRS	3.00	\$205.00	\$615.00
6/23/2023	- LEACH, GAVIN	HRS	1.00	\$205.00	\$205.00
7/18/2023	- LEACH, GAVIN	HRS	2.00	\$205.00	\$410.00
7/21/2023	- HARRIS, RYNE	HRS	8.00	\$205.00	\$1,640.00
7/21/2023	- LEACH, GAVIN	HRS	8.00	\$205.00	\$1,640.00
Subtotal					\$4,906.50

Total Tax	\$441.59
Amount Paid	\$0.00
Total	\$5,348.09

We appreciate your business!

Call Summary

Service Call ID	230615-0114	Call Status	COMPLETE	P.O. #	
Customer Name	PARKADE INVESTORS LLC (41018)	Contact	CHARLIE BAUMAN	Phone	(425) 802-3352 x0000
Location Name	PARKADE PLAZA	City	SPOKANE	State	WA
Address	511 W MAIN AVE	Date	9/29/2023	Zip	99201
Description	WATER LEAK SEARCH & REPAIR	Primary Technician	MILLER, MELISSA	Call Creation Date	6/15/2023

Resolution

6/21/2023

Got a call for leaks into Rite Aid ceiling- at Parkade from bathroom's above on 2nd floor. Started with flushing toilets, and running sink. Went from Rite-Aid to upstairs bathrooms in Parkade. Flushing and trying different thinks to find leak. Did not see anything in piping from under bathroom in Rite-Aid. Looks like sleeve's from piping have old water leaks thru but no leak found from flush test's.

6/23/2023

Got a call from head guy from Parkade (El Jefe) to come and review leaks. He had (3x) of his guy's to help, (2x) upstairs in bathroom with buckets and mops and (1x) guy down stairs helping with ladder. After further review of pouring water onto floor. Water is coming from W/C calking diterated and thru sleeves inside chase wall. Proposed to calk all W/C w/ new calk and up floor base to stop water coming into chase.

7/18/2023

Parkade Superintendent had concrete cut up and ready for storm drain line replacement, made material list, ordered and went and picked up.

7/21/2023

Demo old cast-iron rain water and replacing new PVC rainwater piping in basement of Parkade. (2x) of the lines we tied into cracked so had to snap line back further on pipe to get solid connection.

Appointments

Technician	Appointment	Date	Start Time	Status	Completion Date
MILLER, MELISSA	0001	6/15/2023	12:00 AM	COMPLETE	6/15/2023

Labor

Technician	Appt	Date	Hours	Pay Code	Description
GUMERMAN, KURT		6/15/2023	0.50	Regular Pay	
LEACH, GAVIN		6/21/2023	3.00	Regular Pay	
LEACH, GAVIN		6/23/2023	1.00	Regular Pay	
LEACH, GAVIN		7/18/2023	2.00	Regular Pay	
LEACH, GAVIN		7/21/2023	8.00	Regular Pay	
HARRIS, RYNE		7/21/2023	8.00	Overtime	
22.50 Total Hours					

Call Summary

Inventory		
Item	Description	Quantity
TC	TRUCK CHARGE	3.00

HVAC Refrigerant Report									
Unit Service Technician/Status									
Equipment ID	Equipment Type	Cylinder Number	Refrigerant Type	Technician	Date of Service	Leak Found	Leak Repaired	Initial Leak Test	Follow Up Leak Test
Refrigerant Tracker									
Equipment ID	Optimal Charge	Refrigerant Disposed	Refrigerant Recovered	Refrigerant Charged	Refrigerant Recycled	Refrigerant Added	Refrigerant Released	Refrigerant Net Added	
Equipment ID	Leak Location	Leak Sublocation	Fault Code	Action Code	Verification Code	ID2nd Verification	Cmmments		

Thank You

MacDonald-Miller thanks you for allowing us to assist you with your maintenance needs. We hope that we have provided you with the prompt and high quality service that you deserve. We look forward to serving any of your service demands. Please feel free to email us at service@macmiller.com with any additional questions, comments or concerns.

Customer Name and Signature	Technician Name and Signature

Call Summary

Terms and Conditions

Acceptance	By authorizing MacDonald-Miller Facility Solutions, LLC ("MMFS") to provide the services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated, which shall prevail notwithstanding any variance with the terms of any order or other writing by Customer, to which MMFS hereby objects. No sales representative, agent or employee of MMFS is authorized to alter, vary or waive any of these terms and conditions. Such changes require the written approval of an authorized officer of MMFS.
Scope of Obligations	MMFS shall provide basic service maintenance and emergency service when contracted for, and under fixed fee shall make normal operational adjustments to the equipment as listed on the Equipment List and Work Order.
Obligations of Customer	Customer shall operate the equipment in accordance with instructions given by MMFS and the manufacturer and agrees to extend all reasonable cooperation requested in terms of personnel; premises; available building maintenance material, tools, ladders, etc.; and movement of items blocking normal access to required work; and shall promptly notify MMFS upon observation of any unusual operating condition. MMFS shall have full and free access to the equipment to provide service.
Service Availability	MMFS agrees to provide service availability during normal business hours, i.e., 8:00 to 4:30 pm, Monday through Friday, holidays excepted, and service at other than normal business hours, if contracted for, at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MMFS. If any emergency service call is made at Customer's request and inspection does not reveal any defect for which MMFS is responsible, Customer will be liable for regular charges prevailing for such service. Customer acknowledges that there is a minimum charge of one (1) hour. If persons other than representatives of MMFS perform maintenance or repair a unit of equipment, and as a result further repair by MMFS is required, such repairs will be made at MMFS's applicable time and material rates and terms then in effect. Maintenance or repair by any person other than MMFS may invalidate any applicable warranty by MMFS and/or manufacturer.
Charges and Terms	All maintenance contract charges will be invoiced in advance of work performed. All service repair, special project, and extra work will be progress invoiced. Payment is due upon receipt of invoice. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date. The title and right of possession to any materials or equipment remains with the MMFS until the full invoiced amount and any interest charges incurred, has been paid. Customer agrees to perform all acts necessary to protect and maintain this title and right of possession.
Taxes	Any taxes or fees applicable to the services contemplated by this Agreement are to be paid by the Customer. There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or parts supplied.
Video Capture	MMFS utilizes photography and video (with audio) capture as part of its normal service routine. Customer, on behalf of itself and of its employees and agents, consents to, acknowledges and accepts this practice and understands such content is the property of MMFS and the customer.
Exclusions	Maintenance service does not include: (a) water supply and drain beyond the subject equipment; (b) equipment housing, casing or enclosure; (c) electrical service beyond the equipment disconnect switch, light fixture or service requirements due to power failure; (d) damage caused by freezing; (e) work required by government codes, building and union regulations; (f) repair of damage or increase in service time resulting from accident, transportation, relocation, neglect, misuse, or other than ordinary use; (g) repair to equipment located in an unsuitable place of installation or an unsafe or hazardous environment; (h) emergency calls resulting from system design problems; (i) plumbing (unless added by Contract Rider); (j) non-moving or non-maintainable parts, heat exchangers (all styles), coils, ductwork, and boiler vessels; (k) all glycol for hydronic systems. Comprehensive coverage excludes obsolete components and systems and factory software. Refrigerant recharging is limited to the industry standard for normal annual leakage during routine maintenance. The Work Order assumes the systems covered have received required regular maintenance and are in good working condition, and chemical and glycol levels of hydronic systems are at proper levels, and chemical feed equipment in working order. If repairs are found necessary upon initial inspection or initial seasonal start-up, repair charges will be submitted for approval (unless added by Contract Rider). Should these restoration charges be declined, those non-maintainable items will be eliminated from the program and the monthly maintenance price adjusted accordingly. MMFS will not be required to make safety tests or to install new attachments, additional controls or equipment as recommended or directed by any insurance company or governmental authority, or to make replacements contracted for with parts or devices of a different design for any reason.
Limitation of Liability	MMFS SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, OR ANY MATTER ARISING OUT OF OR RELATING TO THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF EITHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. The customer agrees that MMFS's liability thereunder for damage to equipment, as covered by the Equipment List, shall not exceed the amount paid for services for the applicable equipment during the preceding three (3) months and only if such damage is the result of MMFS's sole negligence. MMFS shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control.
Warranty	MMFS warrants the parts and labor contemplated by this Agreement against defects in material and workmanship, under normal use and service, for a period of one (1) year. This warranty does not apply if Customer does not immediately upon discovering defect notify MMFS in writing and take steps such as discontinuing use of equipment to prevent any defect from becoming more serious. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION, MMFS DOES NOT MAKE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OF NATURE, EXPRESS OR IMPLIED, AND DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER AGREES THAT ANY ORAL AGREEMENTS STATEMENTS AND REPRESENTATIONS MADE BY MMFS, ITS EMPLOYEES OR ITS AGENTS SHALL NOT CONSTITUTE A WARRANTY OF ANY KIND. FURTHER, CUSTOMER SPECIFICALLY AGREES THAT ALL WARRANTY RIGHTS, CLAIMS OR ACTIONS, AND ALL CLAIMS FOR DAMAGES OR REPAIRS, EXCEPT THOSE STATED HEREIN, ARE EXPRESSLY WAIVED AND ARE NOT APPLICABLE, AND THAT IT HAS NO CLAIMS FOR WARRANTIES, MISREPRESENTATIONS, BREACH OR DAMAGES EXCEPT AS EXPRESSLY SET FORTH HEREIN.
Restriction on Hiring	If Customer employs or retains as an independent contractor within 180 days subsequent to termination of this Agreement, any present or former employee of MMFS who performed any services under this Agreement. Customer agrees to pay MMFS a sum equal to 6 months service charge, as a reasonable reimbursement to MMFS for its expenses in training and familiarizing the present or former employee with Customer's system.
Default	If Customer does not pay the amount due thereunder, or breaches any of the terms of this Agreement, MMFS may, in addition to any other legal remedies it may have, refuse to continue to service the equipment.
Term	If this Agreement is an annual agreement, it shall remain in effect from year to year or until canceled by either party on 30 days written notice. Prices will be subject to periodic changes due to change in labor and material rates.
General	This Agreement shall be governed by the laws of the State where the work was done. Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions. Customer represents that he/she is the owner of the equipment or, if not the owner, he/she has authority to enter into this Agreement. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorneys' fees, costs, and expenses. Customer consents and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MMFS's election. MMFS's rights and obligations under this Agreement may not be assigned without its written consent. This Agreement constitutes the final, complete, and exclusive agreement between MMFS and Customer and supersedes all prior or contemporaneous agreements, representations, understandings, and promises, oral or written, between the parties.



MacDonald-Miller

FACILITY SOLUTIONS

MacDonald-Miller Facility Solutions LLC
17930 INTERNATIONAL BLVD STE 120 SEATAC, WA 98188
Phone (206) 763-9400

INVOICE

INVOICE **SVC275068**
INVOICE DATE 9/29/2023
PO NUMBER
Total Due **\$5,348.09**

BILL TO

PARKADE INVESTORS LLC
1421 34TH AVENUE, SUITE 300
SEATTLE, WA 98122

LOCATION

PARKADE PLAZA
511 W MAIN AVE
SPOKANE, WA 99201

Service Call 230615-0114 WATER LEAK SEARCH & REPAIR

Salesperson	Customer Number	Invoice Date	Completion Date	Payment Terms	Shipping Method
RYAN CHARLES KYLE	41018	9/29/2023	9/15/2023	Due On Receipt	

Description SEE ATTACHED CALL SUMMARY FOR DETAILED DESCRIPTION OF ACTION TAKEN.

Detail of Charges

Item Number / Date	Description	Unit	Quantity	Unit Price	Line Total
MATERIALS					
TC	TRUCK CHARGE	EA	3.00	\$98.00	\$294.00
PLUMBING LABOR					
6/15/2023	- GUMERMAN, KURT	HRS	0.50	\$205.00	\$102.50
6/21/2023	- LEACH, GAVIN	HRS	3.00	\$205.00	\$615.00
6/23/2023	- LEACH, GAVIN	HRS	1.00	\$205.00	\$205.00
7/18/2023	- LEACH, GAVIN	HRS	2.00	\$205.00	\$410.00
7/21/2023	- HARRIS, RYNE	HRS	8.00	\$205.00	\$1,640.00
7/21/2023	- LEACH, GAVIN	HRS	8.00	\$205.00	\$1,640.00
Subtotal					\$4,906.50

Total Tax	\$441.59
Amount Paid	\$0.00
Total	\$5,348.09

We appreciate your business!

Call Summary

Service Call ID	230615-0114	Call Status	COMPLETE	P.O. #	
Customer Name	PARKADE INVESTORS LLC (41018)	Contact	CHARLIE BAUMAN	Phone	(425) 802-3352 x0000
Location Name	PARKADE PLAZA	City	SPOKANE	State	WA
Address	511 W MAIN AVE	Date	9/29/2023	Zip	99201
Description	WATER LEAK SEARCH & REPAIR	Primary Technician	MILLER, MELISSA	Call Creation Date	6/15/2023

Resolution

6/21/2023

Got a call for leaks into Rite Aid ceiling- at Parkade from bathroom's above on 2nd floor. Started with flushing toilets, and running sink. Went from Rite-Aid to upstairs bathrooms in Parkade. Flushing and trying different things to find leak. Did not see anything in piping from under bathroom in Rite-Aid. Looks like sleeve's from piping have old water leaks thru but no leak found from flush test's.

6/23/2023

Got a call from head guy from Parkade (El Jefe) to come and review leaks. He had (3x) of his guy's to help, (2x) upstairs in bathroom with buckets and mops and (1x) guy down stairs helping with ladder. After further review of pouring water onto floor. Water is coming from W/C calking diterated and thru sleeves inside chase wall. Proposed to calk all W/C w/ new calk and up floor base to stop water coming into chase.

7/18/2023

Parkade Superintendent had concrete cut up and ready for storm drain line replacement, made material list, ordered and went and picked up.

7/21/2023

Demo old cast-iron rain water and replacing new PVC rainwater piping in basement of Parkade. (2x) of the lines we tied into cracked so had to snap line back further on pipe to get solid connection.

Appointments

Technician	Appointment	Date	Start Time	Status	Completion Date
MILLER, MELISSA	0001	6/15/2023	12:00 AM	COMPLETE	6/15/2023

Labor

Technician	Appt	Date	Hours	Pay Code	Description
GUMERMAN, KURT		6/15/2023	0.50	Regular Pay	
LEACH, GAVIN		6/21/2023	3.00	Regular Pay	
LEACH, GAVIN		6/23/2023	1.00	Regular Pay	
LEACH, GAVIN		7/18/2023	2.00	Regular Pay	
LEACH, GAVIN		7/21/2023	8.00	Regular Pay	
HARRIS, RYNE		7/21/2023	8.00	Overtime	
22.50 Total Hours					

Call Summary

Inventory		
Item	Description	Quantity
TC	TRUCK CHARGE	3.00

HVAC Refrigerant Report									
Unit Service Technician/Status									
Equipment ID	Equipment Type	Cylinder Number	Refrigerant Type	Technician	Date of Service	Leak Found	Leak Repaired	Initial Leak Test	Follow Up Leak Test
Refrigerant Tracker									
Equipment ID	Optimal Charge	Refrigerant Disposed	Refrigerant Recovered	Refrigerant Charged	Refrigerant Recycled	Refrigerant Added	Refrigerant Released	Refrigerant Net Added	
Equipment ID	Leak Location	Leak Sublocation	Fault Code	Action Code	Verification Code	ID2nd Verification	Cmmments		

Thank You

MacDonald-Miller thanks you for allowing us to assist you with your maintenance needs. We hope that we have provided you with the prompt and high quality service that you deserve. We look forward to serving any of your service demands. Please feel free to email us at service@macmiller.com with any additional questions, comments or concerns.

Customer Name and Signature	Technician Name and Signature

Call Summary

Terms and Conditions

Acceptance	By authorizing MacDonald-Miller Facility Solutions, LLC ("MMFS") to provide the services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated, which shall prevail notwithstanding any variance with the terms of any order or other writing by Customer, to which MMFS hereby objects. No sales representative, agent or employee of MMFS is authorized to alter, vary or waive any of these terms and conditions. Such changes require the written approval of an authorized officer of MMFS.
Scope of Obligations	MMFS shall provide basic service maintenance and emergency service when contracted for, and under fixed fee shall make normal operational adjustments to the equipment as listed on the Equipment List and Work Order.
Obligations of Customer	Customer shall operate the equipment in accordance with instructions given by MMFS and the manufacturer and agrees to extend all reasonable cooperation requested in terms of personnel; premises; available building maintenance material, tools, ladders, etc.; and movement of items blocking normal access to required work; and shall promptly notify MMFS upon observation of any unusual operating condition. MMFS shall have full and free access to the equipment to provide service.
Service Availability	MMFS agrees to provide service availability during normal business hours, i.e., 8:00 to 4:30 pm, Monday through Friday, holidays excepted, and service at other than normal business hours, if contracted for, at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MMFS. If any emergency service call is made at Customer's request and inspection does not reveal any defect for which MMFS is responsible, Customer will be liable for regular charges prevailing for such service. Customer acknowledges that there is a minimum charge of one (1) hour. If persons other than representatives of MMFS perform maintenance or repair a unit of equipment, and as a result further repair by MMFS is required, such repairs will be made at MMFS's applicable time and material rates and terms then in effect. Maintenance or repair by any person other than MMFS may invalidate any applicable warranty by MMFS and/or manufacturer.
Charges and Terms	All maintenance contract charges will be invoiced in advance of work performed. All service repair, special project, and extra work will be progress invoiced. Payment is due upon receipt of invoice. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date. The title and right of possession to any materials or equipment remains with the MMFS until the full invoiced amount and any interest charges incurred, has been paid. Customer agrees to perform all acts necessary to protect and maintain this title and right of possession.
Taxes	Any taxes or fees applicable to the services contemplated by this Agreement are to be paid by the Customer. There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or parts supplied.
Video Capture	MMFS utilizes photography and video (with audio) capture as part of its normal service routine. Customer, on behalf of itself and of its employees and agents, consents to, acknowledges and accepts this practice and understands such content is the property of MMFS and the customer.
Exclusions	Maintenance service does not include: (a) water supply and drain beyond the subject equipment; (b) equipment housing, casing or enclosure; (c) electrical service beyond the equipment disconnect switch, light fixture or service requirements due to power failure; (d) damage caused by freezing; (e) work required by government codes, building and union regulations; (f) repair of damage or increase in service time resulting from accident, transportation, relocation, neglect, misuse, or other than ordinary use; (g) repair to equipment located in an unsuitable place of installation or an unsafe or hazardous environment; (h) emergency calls resulting from system design problems; (i) plumbing (unless added by Contract Rider); (j) non-moving or non-maintainable parts, heat exchangers (all styles), coils, ductwork, and boiler vessels; (k) all glycol for hydronic systems. Comprehensive coverage excludes obsolete components and systems and factory software. Refrigerant recharging is limited to the industry standard for normal annual leakage during routine maintenance. The Work Order assumes the systems covered have received required regular maintenance and are in good working condition, and chemical and glycol levels of hydronic systems are at proper levels, and chemical feed equipment in working order. If repairs are found necessary upon initial inspection or initial seasonal start-up, repair charges will be submitted for approval (unless added by Contract Rider). Should these restoration charges be declined, those non-maintainable items will be eliminated from the program and the monthly maintenance price adjusted accordingly. MMFS will not be required to make safety tests or to install new attachments, additional controls or equipment as recommended or directed by any insurance company or governmental authority, or to make replacements contracted for with parts or devices of a different design for any reason.
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