

# Special Valuation Application

## Marjorie Apartments

107 S. Howard Street Spokane, WA 99201



Submitted by:  
Black Enterprises, LP  
Attn: Chris Bell  
801 W. Riverside Ave Suite 300  
Spokane, WA 99201  
cbell@naiblack.com

Before Photos

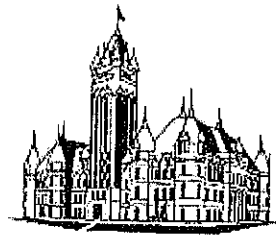




After Photos



## Application to Assessor's Office



**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: Black Enterprises, LP

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

Thursday, September 30, 2021

RE: Application for Special valuation as Historic Property

Enclosed please find the application received September 28, 2021 from:

**Black Enterprises, LP**

For the property at:

107 S Howard Street, Spokane, WA  
County Parcel ID: 35191.2401

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2023. Specifically, applications received by October 1, 2021 will be:

- Reviewed by the Historical Preservation Office in calendar year 2021.
- Once approved the exemption is placed on the 2022 assessment roll for
- 2023 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: 1020 7847

## I. Application

County: Spokane

Property Owner: Black Enterprises, LP

Parcel No./Account No: 35191.2401

Mailing Address: 801 W. Riverside Ave Suite 300 Spokane, WA 99201

E-Mail Address: cbell@naiblack.com

Phone Number: 509-622-3538

Legal Description:

RAILROAD ADD L1-2 B13 Spokane County, WA

Property Address (Location): 107 S. Howard Street Spokane, WA 99201

Describe Rehabilitation: Adaptive reuse of historic office building into a mixed use building with ground floor retail and 50 essential housing units

Property is on: (check appropriate box)



National Historic Register



Local Register of Historic Places

Building Permit No: See Attached

Date: See Attached

Jurisdiction: Spokane/Spokane

County/City

Rehabilitation Started: April 1, 2020

Date Completed: August 2, 2021

Actual Cost of Rehabilitation: \$ 6,534,066

## 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):

David R. Black LP  
BLACK ENT L.P.

## II. Assessor

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

Assessed value exclusive of land prior to rehabilitation:

\$ 1,200,000

Date: 9/28/2021

[Signature]  
Assessor/Deputy

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

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

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

# Commercial Building Remodel

**Record/Permit Number: B1915291BLDC**  
**Inspector: Jeffery Jensen 509-625-6119**



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

Job Title: Demo Interior only - South 107 Apts

Expires: 9/16/2020

## Site Information:

Address: 107 S HOWARD ST

Parcel #: 35191.2401

Applicant

Permit Status Final Inspection

Done

Bldg Reviewer: Steven McIlraith

Status Date: 02/19/2021

Permit Manager: --Not Identified--

Parent Permit: B17M0053PDEV

Owner

**BAKER CONSTRUCTION & DEV INC**  
**2711 E SPRAGUE AVE**  
**SPOKANE WA 99202**

**BLACK ENTERPRISES**  
**801 W RIVERSIDE AVE STE 400**  
**SPOKANE WA 99201**

Description of Work: Demo Interior only - South 107 Apts

Pre-Development Conference

## Contractor(s)

Construct Contr: BAKER CONSTRUCTION & DEV INC Lic: BAKERCD066CZ (509) 535-3668

Inspector: Jeffery Jensen Phone: 509-625-6119 (Call between 7:30 am and 8:30 am for Inspection.)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Permit Fee	1	\$1,222.00	09/17/2019 Check	18197	\$1,272.00
Processing Fee	1	\$25.00			
State Building Code Commercial Fee	1	\$25.00			
		<u>\$1,272.00</u>	Estimated Balance Due :		<u>\$1,272.00</u>
					Amount: \$0.00

## CONDITIONS OF APPROVAL

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

# Commercial Building Remodel

**Record/Permit Number: B2001393BLDC**  
**Inspector: Jeffery Jensen 509-625-6119**



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

Job Title: The Wave - TI Renovation

Expires: 06/27/2021

## Site Information:

Address: 525 W 1st AVE

Parcel #: 35191.2401

Applicant

Permit Status: CO Final  
Status Date: 08/24/2021  
Parent Permit:

Bldg Reviewer: Katie Shaffer  
Permit Manager: Dean G 625-6121

Owner

**BAKER CONSTRUCTION & DEV INC**  
**2711 E SPRAGUE AVE**  
**SPOKANE WA 99202**

**BLACK ENTERPRISES**  
**801 W RIVERSIDE AVE STE 400**  
**SPOKANE WA 99201**

Description of Work: New Restaurant - The Wave - Tenant Improvement

## Contractor(s)

Construct Contr: BAKER CONSTRUCTION & DEV INC Lic: BAKERCD066CZ (509) 535-3668  
Inspector: Jeffery Jensen Phone: 509-625-6119 (Call between 7:30 am and 8:30 am for inspection.)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Permit Fee	1	\$2,972.00	01/29/2020 Credit Card		\$1,981.80
Plan Review	1	\$1,931.80	05/11/2020 Credit Card		\$2,972.00
Processing Fee	1	\$25.00			
State Building Code Commercial Fee	1	\$25.00			
		<u>\$4,953.80</u>	Estimated Balance Due :		<u>\$4,953.80</u>
					Amount: \$0.00

## CONDITIONS OF APPROVAL

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

\* ARCHITECTURAL 1. Accessible dining surface at bar counter being extended as part of this remodel must be provided per IBC 1108.2.9.1.\* FIRE REVIEW by DM



# Commercial Change of Use

**Record/Permit Number: B2000224BLDC**  
**Inspector: Jeffery Jensen 509-625-6119**



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

Job Title: South 107 Multi-Family - COU

Expires: 5/6/2021

## Site Information:

Address: 107 S HOWARD ST

Parcel #: 35181.2401

Applicant

Permit Status: CO Final  
Status Date: 07/27/2021  
Parent Permit: B17M0053PDEV  
Owner

Bldg Reviewer: Dean Giles  
Permit Manager: Dean G 625-6121

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

**BLACK ENTERPRISES**  
**801 W RIVERSIDE AVE STE 400**  
**SPOKANE WA 99201**

509-869-5209

Description of Work: South 107 Multi-Family - COU

Construct 50 turnkey apartments on floors 2-6

## Contractor(s)

Construct Contr: BAKER CONSTRUCTION & DEV INC Lic: BAKERCD066CZ (509) 635-3668  
Inspector: Jeffery Jensen Phone: 509-625-6119 (Call between 7:30 am and 8:30 am for Inspection.)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Permit Fee	1	\$12,472.00	01/07/2020 Credit Card		\$8,236.30
Plan Review	1	\$8,106.80	05/01/2020 Credit Card		\$12,472.00
Processing Fee	1	\$25.00			
Slate Building Code Residential Fee	50	\$104.50			\$20,708.30
		<u>\$20,708.30</u>	Estimated Balance Due :		Amount: \$0.00

## CONDITIONS OF APPROVAL

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

- \* ARCHITECTURAL
- Units 201, 301, etc entry doors are located in the shaft enclosure- each door must be 90 min rated.
  - Provide a signed letter from the EOR stating that the roof structure will be examined and reinforced as needed prior to placing the generator. This letter is a condition for permit issuance. \* FIRE REVIEW By DM\* OSSW REVIEW Roof drain overflow inlet must be at a higher elevation than the inlet for the 6" RD that serves the entire roof (see Sheet P2.3 for locations). \* URBAN FORESTRY REVIEW Please install Tree Protection fencing to street trees prior to any site/demo work and to remain intact throughout all phases of construction.
- Any street trees damaged during construction are to be replaced at contractors expense with equal or greater value tree stock. Any new street trees require certified arborist for planting with tree permit and planted per V-101. \* WATER REVIEW
- Service water lines must extend through the vaulted sidewalk into the basement (parts from tap permit, excavation/restoration and core drill basement wall by contractor). Field verification of services for both parts of building are supplied from 1st Ave.
  - Need to excavate existing unused water service line(s) from Howard St. to the site and have the Water Dept. "kill" them at the main and abandon lines & curbstop valve boxes.
  - Per water notes on Sheet C-001, shall meet WAC 246-290-490 and coordinate a site survey/inspection with the City Water Department (after backflow devices have been tested) no less than 48 hours prior to requesting certificate of occupancy. Cross Connection Line to schedule a water use survey/inspection is 509-625-7969.
  - City of Spokane has a new hydrant permit program that requires an RPBA and flow meter assembly for all fire hydrant water usage if needed for construction phase of the project (e.g. dust control, etc.). This new hydrant program requires a new permit fee, consumption billing, and deposit for the RPBA & meter assembly. Please call 311 or City Water Dept. at 509-625-7800 for more info.

**Signed and Notarized Affidavit**

**AFFIDAVIT**  
**ATTESTING ACTUAL REHABILITATION COSTS**  
**FOR SPECIAL VALUATION**

I/WE David R. Black, General Partner of Black Enterprises, LP,

The undersigned, swear that the costs for rehabilitating the property at

(address) 107 S. Howard Street Spokane, WA 99201

commonly known as (historic name) Columbia Building / James S. Black Building

are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic Properties. The actual amount of rehabilitation costs incurred are \$ 4,871,081.47.

Signature: BLACK ENT. A WA.L.P

Date: \_\_\_\_\_

Signature: David R. Black G.P.

Date: 11.10.21

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 he signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10<sup>th</sup> day of November, 202 1.

Marti Bezdicek  
Notary Public in and for the State of Washington

Print Name Marti Bezdicek

Residing at Spokane

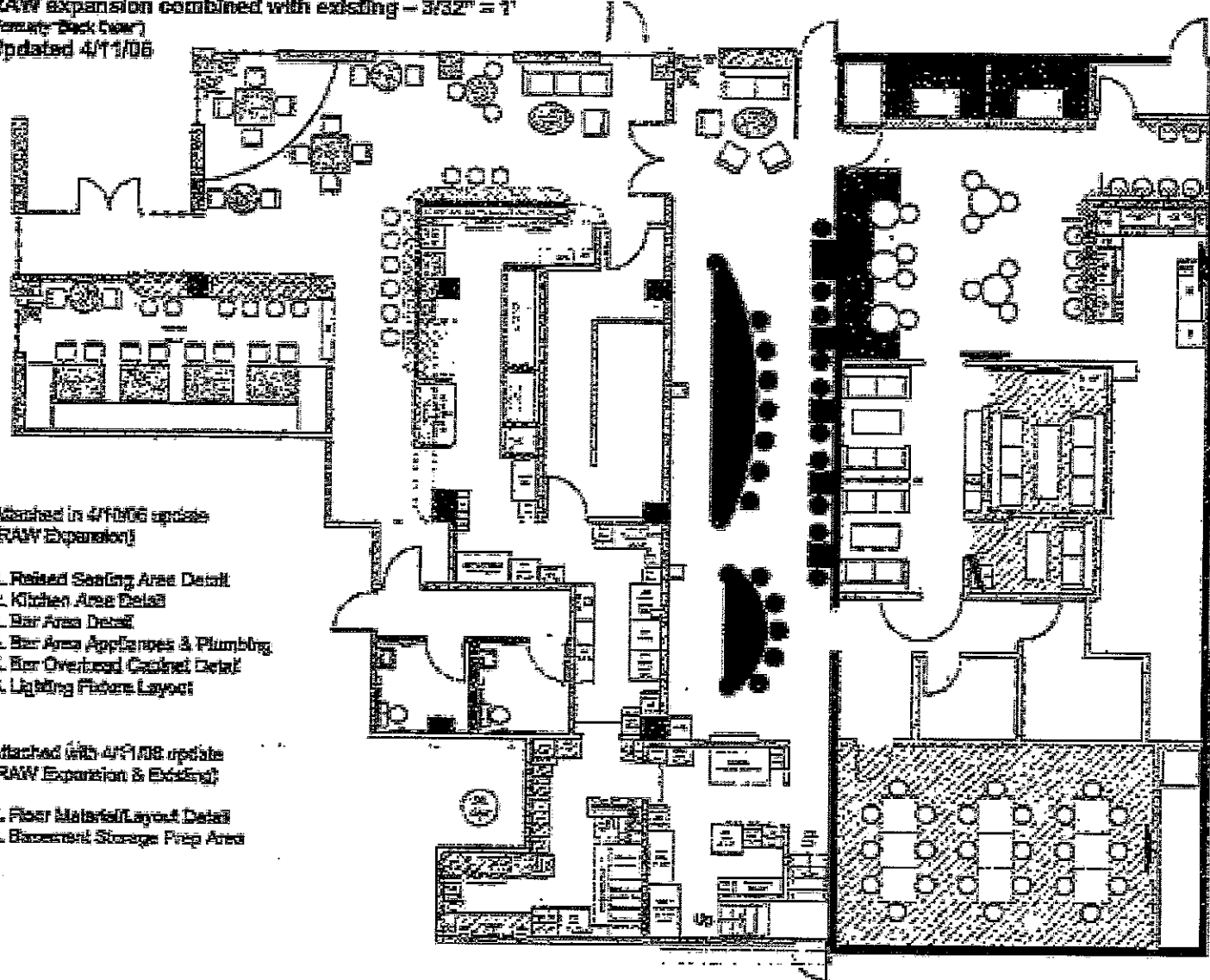
My Commission expires 7/29/22

MARTI BEZDICEK  
Notary Public  
State of Washington  
License Number 173654  
My Commission Expires  
July 29, 2022

## Architectural Plans



RAW expansion combined with existing - 3/32" = 1'  
 (Format: Back View)  
 Updated 4/11/06

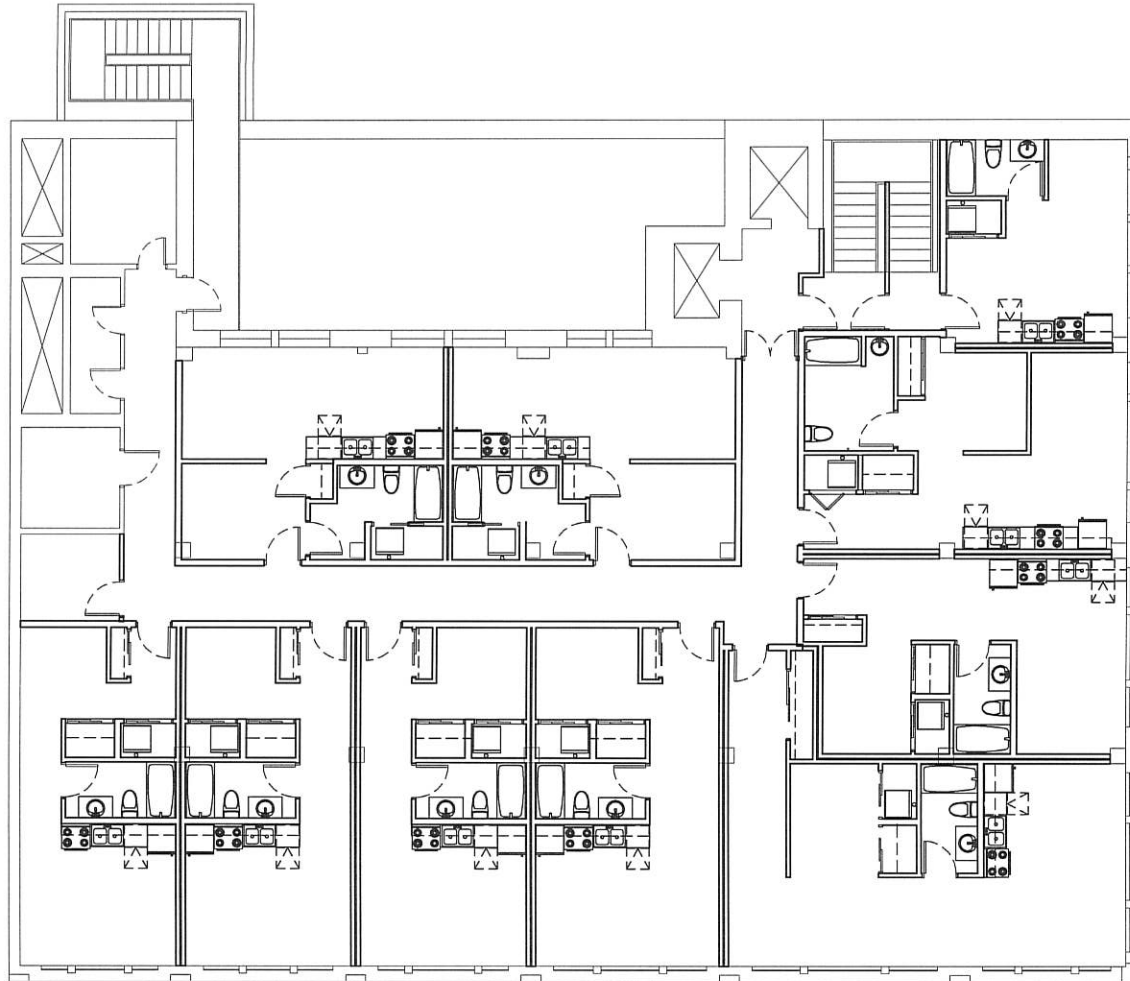


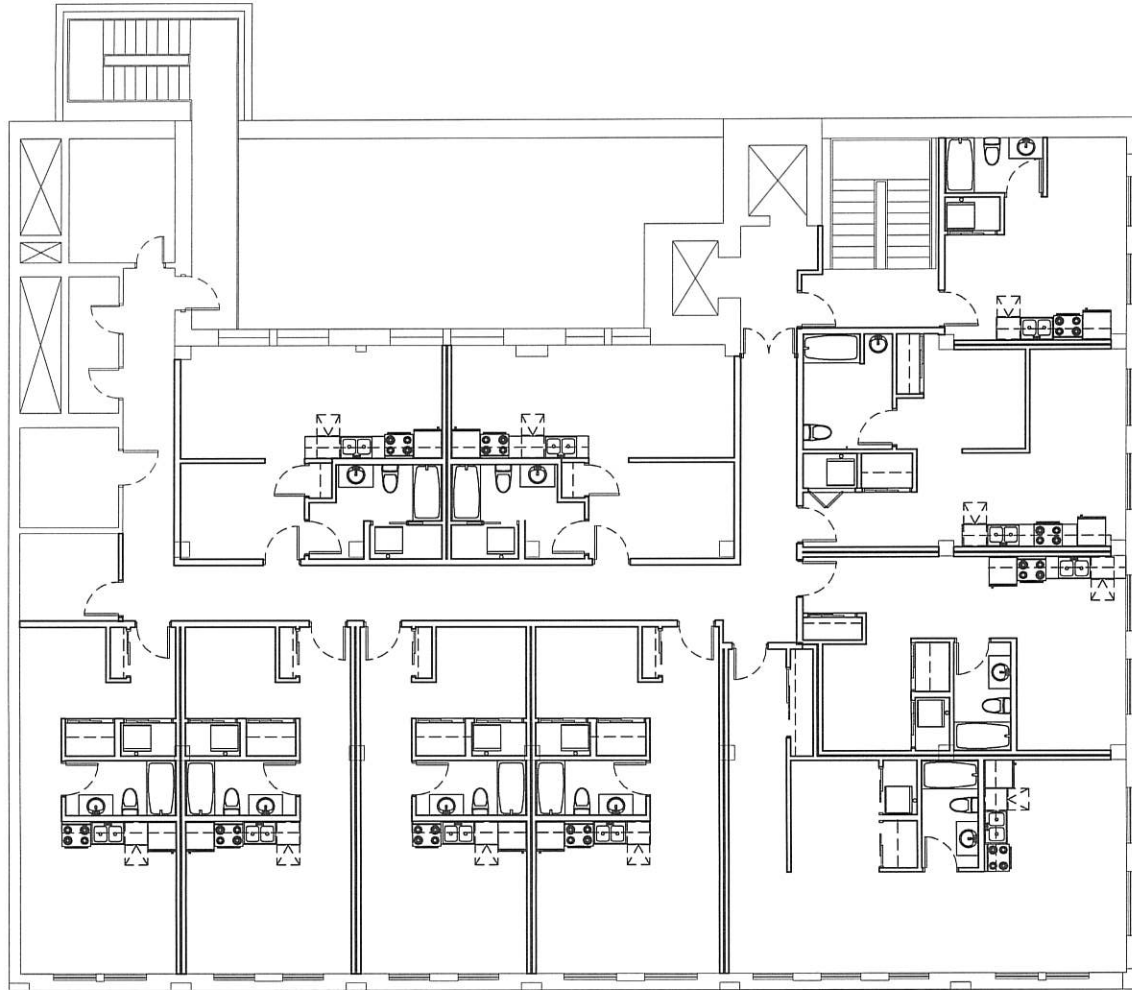
Attached in 4/11/06 update  
 (RAW Expansion)

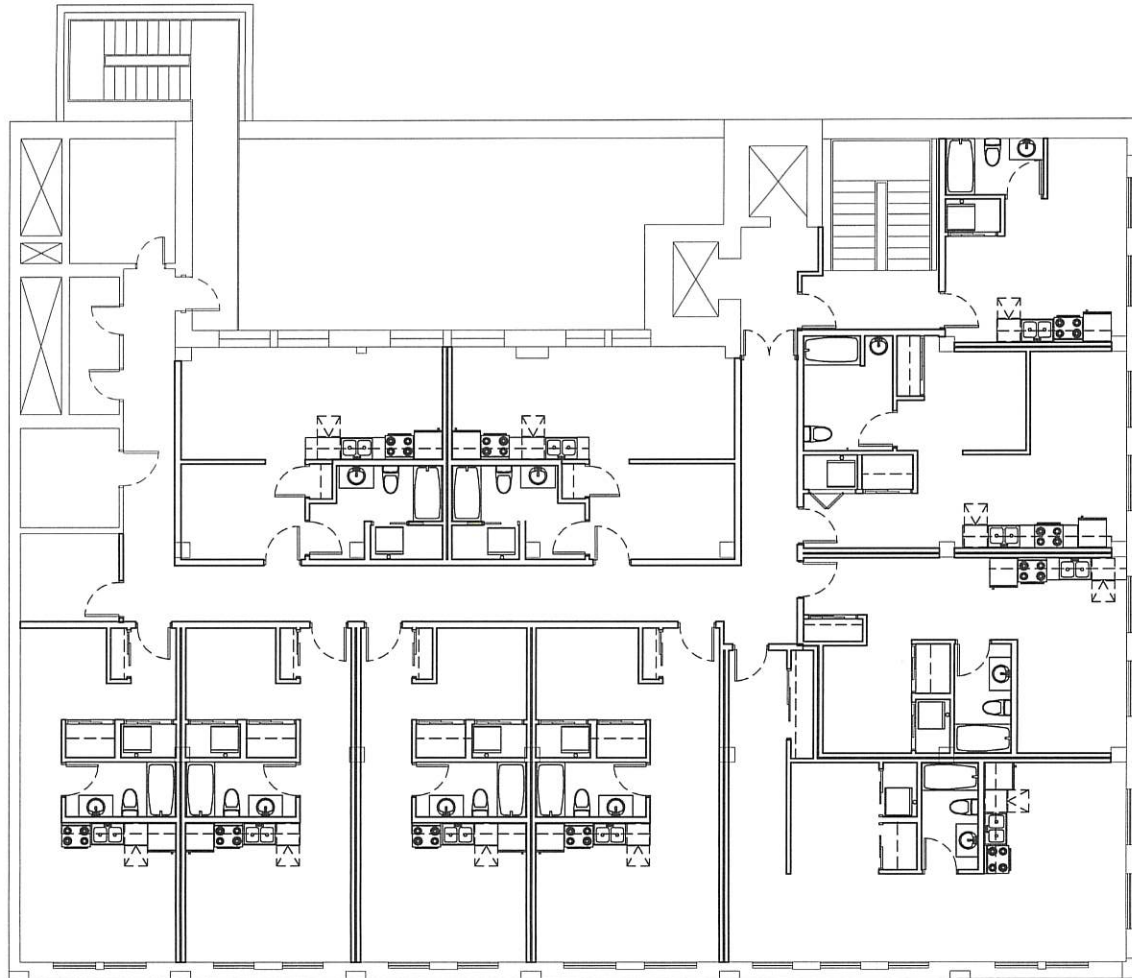
1. Raised Seating Area Detail
2. Kitchen Area Detail
3. Bar Area Detail
4. Bar Area Appliances & Plumbing
5. Bar Overhead Cabinet Detail
6. Lighting Fixture Layout

Attached with 4/11/06 update  
 (RAW Expansion & Existing)

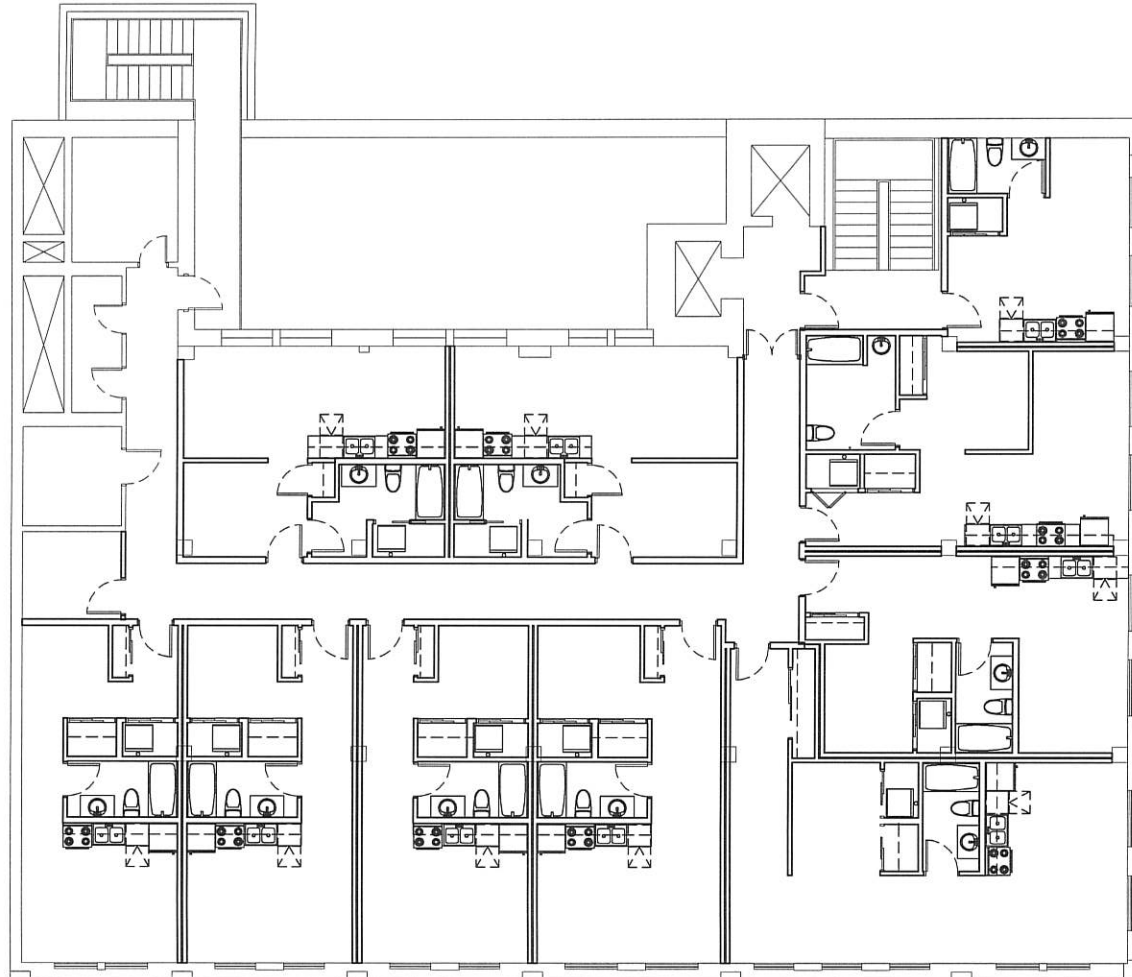
7. Floor Material/Layout Detail
8. Basement Storage Prep Area

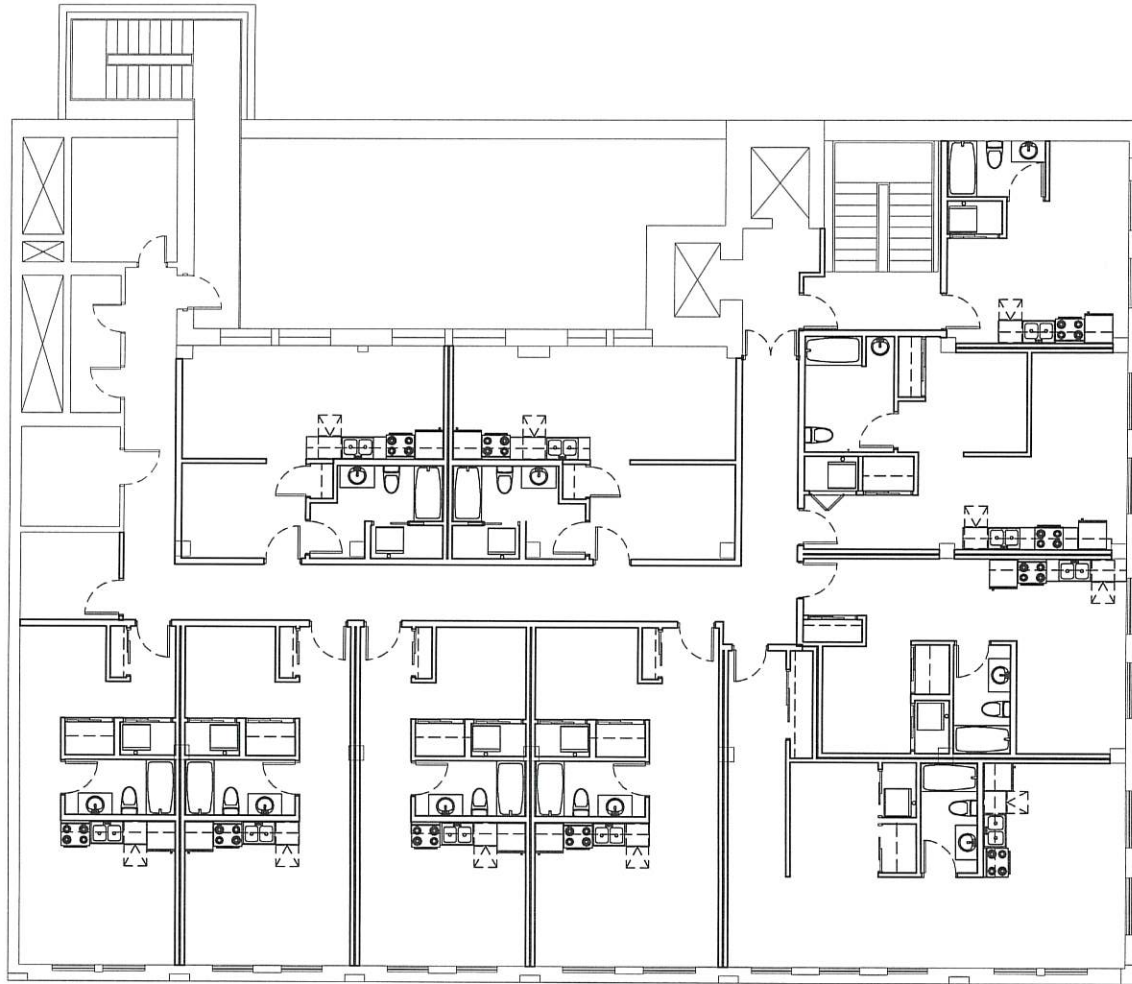












## Project Summary

The Marjorie Apartments is an adaptive reuse of a vacant office building into 50 essential housing units and a full service restaurant in on the first floor serving the tenants and Spokane community. The building is registered on the local and National Historic Registries. The building is 100% leased receiving great feedback from tenants and the community.

Exterior improvements included work to the public water, sewer and gas lines entering into the building. The vaults under the sidewalk were repaired. The exterior of the building was painted. Interior improvements included all new mechanical, electrical, plumbing, heating, ventilation and air conditioning systems and upgrading the life safety and fire suppression systems. As much of the historic features of the building were painstakingly preserved. 50 new residential units were constructed on floors 2-5 including new electrical, heating, toilets, showers, vanities, cabinets, lighting, painting and new floor coverings.

### Site Work

- Selective demolition
  - All interior walls, ceilings, soffits, floor covering as shown on prints. (Gyp board on exterior walls to remain. Existing radiators and piping will be removed)
  - All door frames, casework, plumbing fixtures shown
  - Sound board glued to the concrete ceiling
  - Existing RTU's
  - Core Drilling penetrations
- Excludes Asbestos Abatement
- New Water and Sewer connections per drawing. Includes Prevailing wage
- New parking lines and signage

### Division Four – Masonry

- Only Power Washing of the Existing brick on the outside.

### Woods & Plastics

- Misc. Blocking and Backing
- Added 2x4's for around wood doors
- New Casework shown with ¾" quartz countertops (includes 80 difference colors) China quality
- Vanities with ¾" quartz tops
- Shelf and rod for each closet
- Door casing included (Based on painted MDF)
- Misc. fasteners and adhesives.

### Thermal & Moisture Protection

- Miscellaneous caulking
- Firestopping for all fire rated penetrations
- Sound batts at all new interior walls
- Roof patching only

### Division Eight – Doors & Windows

- New metal entry doors with timely frames and manual dead bolts
- Bath wood doors and frames
- Closet doors without trim
- Fire doors surrounding Elevator lobby

### Division Nine – Finishes

- Framing and Gypsum wallboard
  - 6", 4", and 2.5" metal studs for interior walls
  - Hang 5/8" gyp. At all new framed locations
  - Frame and hang bathroom lids only
  - Rehang new board in future tenant spaces on main floor.

- R11 sounds insulation at corridor walls and unit separations
- Fire caulk
- Square corners
- Walls level 4 smooth
- Frame and hang 4' high furring at unit exterior walls.
- New suspended acoustical ceilings in corridors worth \$20,000. May not be needed.
- Painting
  - Paint gyp walls and ceiling with (1) coat of tinted primer and (1) coat finish. One color for the walls, one for the ceilings and one accent.
  - Paint new doors and wood trim
  - Exterior painting includes wash/prep and painting of the windows frames and corbel only.
  - All ceilings are to be exposed. Ducting and piping will be painted the same color as the ceiling
- Flooring: Includes minor floor prep
  - 12 Mil LVT and rubber base everywhere

### **Specialties**

- Typical toilet accessories (Brushed Satin)
  - 24" towel bar
  - Towel rings
  - Toilet Tissue Dispenser
  - Curved shower rods
  - Frameless mirrors
- 60 Fire Extinguishers without cabinets

### **Mechanical**

- Plumbing
  - New Fixtures per plan
  - Electric Water heaters.
  - Water lines are to be replaced
  - Existing waste lines are to be re-used
- Fire Sprinklers
  - 1<sup>st</sup> floor is not figured in this price and will be added to the Wave restaurant.
  - Fire pump included
  - Design/build
  - Permit
- HVAC
  - COOLING has been eliminated
  - 50 mobile units included in Pricing
  - Exhaust fans
  - Baseboard heaters
  - Grills and diffusers
  - Dryer boxes and dryer venting
  - Dryer booster fans not shown in drawings
  - Permit

### **Electrical**

- Electrical demo
- Existing 1200 amp service to be relocated and re-used. And another 1200 amps is to be added
- Fire alarm (High rise status)
- Voice/TV to each unit
- Units to be metal piped
- Smoke/CO in each unit not shown on plans



- Generator
- Door King access for the front door only
- Individual tenant metering per new code
- All units to be in hard pipe conduits
- Panels to be relocated off fire walls to interior room walls
- No fire pump yet-waiting on avista approval for power tap.

**Summary of Expenses**

**Total Expenses: \$4,953,624.47**

**Less Appliances: <\$82,543.00>**

**Total Qualified Rehabilitation Expenses: \$4,871,081.47**

## Marjorie Ledger

Exported On: 10/11/2021 09:23 AM

Properties: 430 James S. Black Building - 107 S Howard St Spokane, WA 99201

GL Accounts: 1734: Building Improvements

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2019 to 09/30/2021

Show Reversed Transactions: Yes

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>1734 - Building Improvements</b>								
Starting Balance							0.00	
430 James S. Black Building	02/25/2019	Mercier Architecture & Planning	Check	18072	17,297.50		17,297.50	Construction Documents - Blue Prints
430 James S. Black Building	03/27/2019	Mercier Architecture & Planning	Check	18094	3,052.50		20,350.00	Construction Documents
430 James S. Black Building	08/12/2019	Mountain Consulting Services, LLC	Check	18175	6,300.00		26,650.00	Asbestos Survey
430 James S. Black Building	09/17/2019	City of Spokane	Check	18197	1,272.00		27,922.00	Demo Interior
430 James S. Black Building	09/19/2019	Energy Control, Inc.	Check	18198	22,000.00		49,922.00	Remodel
430 James S. Black Building	10/14/2019	Energy Control, Inc.	Check	18213	8,500.00		58,422.00	Engineering & Consulting
430 James S. Black Building	11/26/2019	Whipple Consulting Engineers, Inc	Check	18245	1,136.53		59,558.53	Plans & Research
430 James S. Black Building	12/11/2019	Summit Professional Engineering LLC	Check	18256	2,000.00		61,558.53	Electrical Design
430 James S. Black Building	12/11/2019	Summit Professional Engineering LLC	Check	18256	8,000.00		69,558.53	Electrical Design
430 James S. Black Building	12/11/2019	Summit Professional Engineering LLC	Check	18256	2,000.00		71,558.53	Electrical Design
430 James S. Black Building	12/11/2019	Whipple Consulting Engineers, Inc	Check	18259	372.50		71,931.03	Construction planning
430 James S. Black Building	12/27/2019	Energy Control, Inc.	Check	18266	5,000.00		76,931.03	Engineering / Consulting
430 James S. Black Building	01/10/2020	Chase Card Services	Check	18272	6,236.30		85,167.33	Construction Permit
430 James S. Black Building	01/10/2020	Whipple Consulting Engineers, Inc	Check	18277	9,850.16		95,017.49	Project Design Meeting & Planning
430 James S. Black Building	01/28/2020	Abadan Reprographics & Imaging	Check	18280	265.08		95,282.57	Building Reprographics
430 James S. Black Building	01/28/2020	Abadan Reprographics & Imaging	Check	18280	126.07		95,410.64	Building Reprographics
430 James S. Black Building	01/28/2020	Chase Card Services	Check	18284	3,250.00		98,660.64	Historic Tax Incentives Fee
430 James S. Black Building	01/28/2020	Energy Control, Inc.	Check	18287	1,900.00		100,560.64	Mechanical engineering & consulting
430 James S. Black Building	01/28/2020	Mercier Architecture & Planning	Check	18289	464.00		101,024.64	Permit copies
430 James S. Black Building	02/11/2020	Mountain Consulting Services, LLC	Check	18296	2,095.00		103,119.64	Asbestos Testing
430 James S. Black Building	02/11/2020	Whipple Consulting Engineers, Inc	Check	18299	1,345.00		104,464.64	Site Plans / Drafting
430 James S. Black Building	02/25/2020	Energy Control, Inc.	Check	18306	500.00		104,964.64	Energy Code Plan Review
430 James S. Black Building	03/24/2020	Summit Professional Engineering LLC	Check	18322	1,500.00		106,464.64	Engineering floors 2-6
430 James S. Black Building	03/24/2020	Whipple Consulting Engineers, Inc	Check	18323	5,000.00		111,464.64	Electrical Design
430 James S. Black Building	04/22/2020	Whipple Consulting Engineers, Inc	Check	18326	1,217.50		112,682.14	Plan Revisions
430 James S. Black Building	05/11/2020	Energy Control, Inc.	Check	18337	400.00		113,082.14	Plan Review
430 James S. Black Building	05/11/2020	Abadan Reprographics & Imaging	Check	18339	78.08		113,160.22	Building Reprographics
430 James S. Black Building	05/11/2020	Baker Construction & Development, Inc.	Check	18341	93,136.34		206,296.56	Marjorie Progress Payment #1
430 James S. Black Building	05/11/2020	Chase Card Services	Check	18343	12,472.00		218,768.56	Construction Permit - Change of Use
430 James S. Black Building	05/11/2020	Energy Control, Inc.	Check	18345	840.00		219,608.56	Engineering
430 James S. Black Building	05/11/2020	GLR Engineers, PLLC	Check	18347	1,060.00		220,668.56	Structural Engineering
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reversed Check	18348	16,530.00		237,218.56	Building Planning
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reverse Check	18348		16,530.00	220,688.56	Building Planning
430 James S. Black Building	05/15/2020	Baker Construction & Development, Inc.	Check	18351	145,781.86		366,470.42	Marjorie Progress Payment #2
430 James S. Black Building	05/22/2020	Energy Control, Inc.	Check	18357	1,320.00		367,790.42	HVAC Engineering
430 James S. Black Building	06/11/2020	GLR Engineers, PLLC	Check	18363	2,328.75		370,119.17	Building Engineering
430 James S. Black Building	06/25/2020	Baker Construction & Development, Inc.	Check	18367	278,963.67		649,102.74	Marjorie Progress Payment #3
430 James S. Black Building	07/13/2020	Mountain Consulting Services, LLC	Check	18379	7,280.00		656,382.74	Inspection Consulting
430 James S. Black Building	07/15/2020	Baker Construction & Development, Inc.	Check	18382	610,361.63		1,266,744.37	Marjorie Progress Payment #4
430 James S. Black Building	08/12/2020	Chase Card Services	Check	18394	13,380.00		1,280,124.37	Water & Sewer Permits - JSB Building
430 James S. Black Building	08/26/2020	Summit Professional Engineering LLC	Check	18399	480.00		1,280,604.37	Electrical Design
430 James S. Black Building	09/03/2020	Baker Construction & Development, Inc.	Check	18400	689,643.07		1,970,247.44	Marjorie Progress Payment #5
430 James S. Black Building	09/03/2020	GLR Engineers, PLLC	Check	18412	2,070.00		1,972,317.44	Engineering & Design
430 James S. Black Building	09/29/2020	Baker Construction & Development, Inc.	Check	18413	555,954.59		2,528,272.03	Marjorie Progress Payment #6
430 James S. Black Building	10/13/2020	Forma Design Co	Check	18420	300.00		2,528,572.03	Interior Design Consulting
430 James S. Black Building	10/27/2020	Mountain Consulting Services, LLC	Check	18432	660.00		2,529,232.03	Follow up ACH Survey / Asbestos Inspection
430 James S. Black Building	11/18/2020	Baker Construction & Development, Inc.	Reversed eCheck	8835-B272	592,173.51		3,121,405.54	Marjorie Progress Payment #8
430 James S. Black Building	11/18/2020	Baker Construction & Development, Inc.	Reversed eCheck	8835-B272	532,997.16		3,654,402.70	Marjorie Progress Payment #7
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reverse ACH paym	8835-B272		592,173.51	3,062,229.19	Marjorie Progress Payment #8
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reverse ACH paym	8835-B272		532,997.16	2,529,232.03	Marjorie Progress Payment #7
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Check	18445	592,173.51		3,121,405.54	Marjorie Progress Payment #8
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Check	18445	532,997.16		3,654,402.70	Marjorie Progress Payment #7
430 James S. Black Building	11/20/2020	City of Spokane	Receipt	Nov20		40,000.00	3,614,402.70	City of Spokane Deposit Refund - Sidewalk/Vault Work for Water/Sewer Line
430 James S. Black Building	12/22/2020	Baker Construction & Development, Inc.	Check	18457	404,361.27		4,018,763.97	Marjorie Progress Payment #9
430 James S. Black Building	01/14/2021	Baker Construction & Development, Inc.	Check	18471	302,922.98		4,321,686.95	Marjorie Progress Payment #10
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reversed Check	18493	294,775.87		4,616,462.82	Marjorie Progress Payment #11
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reverse Check	18493		294,775.87	4,321,686.95	Marjorie Progress Payment #11
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	eCheck	FDAC-DB56	294,775.87		4,616,462.82	Marjorie Progress Payment #11
430 James S. Black Building	02/26/2021	Ramsay Signs	Check	18504	863.00		4,617,325.82	New Signs
430 James S. Black Building	03/26/2021	Mountain Consulting Services, LLC	Check	18528	480.00		4,617,805.82	Follow-up Asbestos Survey
430 James S. Black Building	03/26/2021	Ramsay Signs	Check	18529	862.00		4,618,667.82	New Signs
430 James S. Black Building	03/26/2021	Schindler Elevator Corp	Check	18530	4,577.61		4,623,245.43	New Elevator Ceiling - 50%
430 James S. Black Building	03/26/2021	Schindler Elevator Corp	Check	18530	3,618.21		4,626,863.64	Car Top Safety Rails/Rope Lubrication System/Rope Guards 50%
430 James S. Black Building	03/26/2021	Mercier Architecture & Planning	Check	18532	16,530.00		4,643,393.64	Building Planning
430 James S. Black Building	03/31/2021	Baker Construction & Development, Inc.	eCheck	16AB-A2E9	42,102.37		4,685,496.01	Marjorie Progress Payment #12
430 James S. Black Building	05/14/2021	Ramsay Signs	Check	18572	372.72		4,685,868.73	New Signs - Labor & Materials
430 James S. Black Building	05/14/2021	Schindler Elevator Corp	Check	18573	3,618.19		4,689,486.92	Car Top Safety Rails/Rope Lubrication System/Rope Guards 50% FINAL
430 James S. Black Building	05/14/2021	Schindler Elevator Corp	Check	18573	4,577.61		4,694,064.53	New Elevator Ceiling - 50% FINAL
430 James S. Black Building	05/19/2021	Baker Construction & Development, Inc.	eCheck	5B29-649C	219,853.86		4,913,918.39	Marjorie Final Payment #13 - Retainage
430 James S. Black Building	05/19/2021	Baker Construction & Development, Inc.	eCheck	5B29-649C	25,368.93		4,939,287.32	Marjorie Progress Payment #12
430 James S. Black Building	06/10/2021	River City Glass	Check	18585	7,168.58		4,946,455.90	New Main Entry Doors
430 James S. Black Building	06/23/2021	River City Glass	Check	10007	7,168.57		4,953,624.47	New Main Entry Doors

430 James S. Black Building	06/29/2021	First Interstate Bank	Receipt	71645					
430 James S. Black Building	07/30/2021		JE	8263	14,337.15	14,337.15	4,939,287.32	Construction Loan Draw	
Net Change							4,953,624.47	Reclass Loan Draw 6/29/21 > 2510	
					6,444,438.16	1,490,813.69	4,953,624.47		
Total					6,444,438.16	1,490,813.69	4,953,624.47		



Marjorie Apartments - Appliances					
Amount	Appliance	Details	Model #	Cost Per Each	Total Cost
47	Range	Amana S/C Electric Smooth Top	AER6603SFS	\$ 437.00	\$ 20,539.00
47	Dishwasher	Amana Dishwasher	ADB1400AGS	\$ 282.00	\$ 13,254.00
47	Microwave/Hood	Amana Microwave Hood	AMV2307PFS	\$ 165.00	\$ 7,755.00
50	Refrigerator	Amana 18 cuft Top MT Refer	ART318FFDS	\$ 630.00	\$ 31,500.00
3	Washer/Dryer	LG Combo Washer/Dryer	WM3488HW	\$ 1,460.00	\$ 4,380.00
3	Hood	Broan Hood ADA	F403004	\$ 90.00	\$ 270.00
3	Range	WP ADA Electric Range	WEC310SOFS	\$ 840.00	\$ 2,520.00
3	Dishwasher	WP ADA Dishwasher	WDF550SAHS	\$ 500.00	\$ 1,500.00
3	Microwave	GE CTR Top Microwave ADA	JES2051SNSS	\$ 275.00	\$ 825.00
Total:					\$ 82,543.00

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 2  
INVOICE #: 814802  
PERIOD TO: 4/30/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 4/30/20

## 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	\$ 4,178,406.00
Net change by Change Orders	\$ -
CONTRACT SUM TO DATE	\$ 4,178,406.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 229,950.15	\$ 140,309.78
2. PLUS: STATE SALES TAX @ 8.9%	\$ 20,485.56	\$ 12,487.57
3. SUBTOTAL	\$ 250,435.71	\$ 152,797.35
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (11,497.51)	\$ (7,015.49)
5. NET AMOUNT DUE	\$ 238,938.21	\$ 145,781.86

State of: WASHINGTON

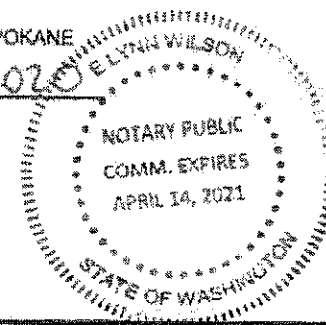
Subscribed and sworn to before me this day

County of: SPOKANE

4/30/2020

[Signature]

My Commission Expires: 04-14-21



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

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
This

## AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER: 2

APPLICATION DATE: 4/30/2020

PERIOD TO: 4/30/2020

PROJECT NUMBER: 20.8148

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - ©1983  
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20003

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$145,781.86 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 \$145,781.86 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: [Signature]

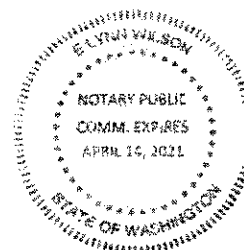
Title: CFO

Date: 4/30/20

Subscribed and sworn to before me this 30th day of April, 2020.

Notary Public: [Signature]

My Commission Expires: 04-14-21



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 3  
INVOICE # 814803  
PERIOD TO: 5/31/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 6/2/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ -
CONTRACT SUM TO DATE	\$ 4,178,406.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 498,461.77	\$ 268,511.62
2. PLUS: STATE SALES TAX @ 8.9%	\$ 44,363.10	\$ 23,897.53
3. SUBTOTAL	\$ 542,824.86	\$ 292,409.15
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (24,923.09)	\$ (13,425.58)
5. NET AMOUNT DUE	\$ 517,901.77	\$ 278,983.57

State of: WASHINGTON

County of: SPOKANE

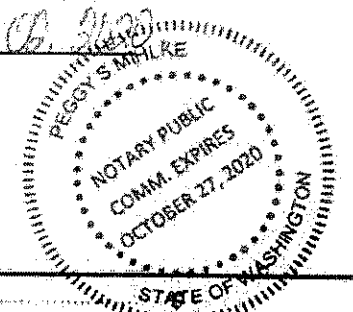
Subscribed and sworn to before me this day

June 02, 2020

[Signature]

My Commission Expires:

10/27/2020



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED

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

ARCHITECT:

By:  
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.				APPLICATION NUMBER: 3							
In tabulations below, amounts are stated to the nearest dollar.				APPLICATION DATE: 5/31/2020							
Use Column I on Contracts where variable retainage for line items apply.				PERIOD TO: 5/31/2020							
				PROJECT NUMBER: 20.8148							
A	B	C	D	E	F	G	H	I			
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	CURRENT CONTRACT	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	General Conditions	394,226.00		394,226.00	52,763.27	21,322.87		74,076.14	18.79%	320,149.86	3,703.81
2	Final Clean and Punchlist	11,495.00		11,495.00	-	-		-	0.00%	11,495.00	-
3	Demolition	332,185.00		332,185.00	134,850.95	94,689.11		229,570.06	69.11%	102,614.94	11,478.50
4	Earthwork and Utilities	96,830.00		96,830.00	-	-		-	0.00%	96,830.00	-
5	Asphalt Paving	1,329.00		1,329.00	-	-		-	0.00%	1,329.00	-
6	Structural Steel Erection	3,322.00		3,322.00	-	-		-	0.00%	3,322.00	-
7	Rough Carpentry	22,218.00		22,218.00	-	-		-	0.00%	22,218.00	-
8	Millwork	41,093.00		41,093.00	-	-		-	0.00%	41,093.00	-
9	Casework	108,379.00		108,379.00	-	-		-	0.00%	108,379.00	-
10	Insulation	28,485.00		28,485.00	-	-		-	0.00%	28,485.00	-
11	Membrane Roofing	11,726.00		11,726.00	-	-		-	0.00%	11,726.00	-
12	Fireproofing	19,377.00		19,377.00	-	-		-	0.00%	19,377.00	-
13	Joint Sealants	11,073.00		11,073.00	-	-		-	0.00%	11,073.00	-
14	Doors	145,907.00		145,907.00	-	-		-	0.00%	145,907.00	-
15	Light Gauge Metal Framing	170,494.00		170,494.00	1,680.83	16,609.25		18,270.18	10.72%	152,223.82	913.51
16	Sheetrock	243,049.00		243,049.00	-	-		-	0.00%	243,049.00	-
17	Flooring	40,341.00		40,341.00	-	-		-	0.00%	40,341.00	-
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	-	-		-	0.00%	116,265.00	-
20	Painting	168,119.00		168,119.00	-	-		-	0.00%	168,119.00	-
21	Specialties and Accessories	34,292.00		34,292.00	-	-		-	0.00%	34,292.00	-
22	Signage	1,716.00		1,716.00	-	-		-	0.00%	1,716.00	-
23	Foodservice Equipment	129,987.00		129,987.00	-	-		-	0.00%	129,987.00	-
24	Fire Sprinklers	199,399.00		199,399.00	-	17,470.88		17,470.88	8.76%	181,928.12	873.54
25	Plumbing	437,377.00		437,377.00	3,875.49	81.94		3,957.43	0.90%	433,419.57	197.87
26	HVAC	271,672.00		271,672.00	-	-		-	0.00%	271,672.00	-
27	Electrical	1,017,261.00		1,017,261.00	36,779.82	119,337.56		156,117.08	15.25%	862,143.92	7,756.85
28	Contingency	100,000.00		100,000.00	-	-		-	0.00%	100,000.00	-
									0.00%		
									0.00%		
									0.00%		
					</						



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$278,983.57** 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 **\$278,983.57** 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: [Signature]

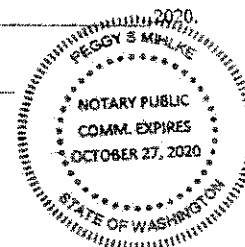
Title: Gen VP

Date: 6/12/20

Subscribed and sworn to before me this 2nd day of June

Notary Public: [Signature]

My Commission Expires: 10/27/2020



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 \$145,781.86 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 \$ 145,781.86 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: [Signature]

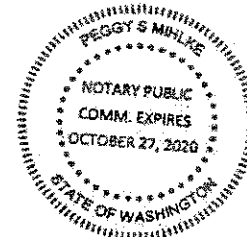
Title: Sr VP

Date: 6/2/20

Subscribed and sworn to before me this 2nd day of June, 2020.

Notary Public: [Signature]

My Commission Expires: 10/27/2020



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 4  
INVOICE #: 814804  
PERIOD TO: 6/30/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 7/16/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$
CONTRACT SUM TO DATE	\$ 4,178,406.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 1,085,912.81	\$ 587,451.04
2. PLUS: STATE SALES TAX @ 8.9%	\$ 96,646.24	\$ 52,283.14
3. SUBTOTAL	\$ 1,182,559.05	\$ 639,734.18
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (54,295.64)	\$ (29,372.55)
5. NET AMOUNT DUE	\$ 1,128,263.41	\$ 610,361.63

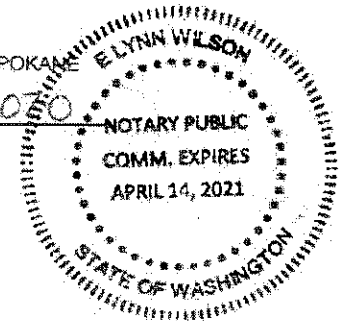
State of: WASHINGTON

Subscribed and sworn to before me this day

County of: SPOKANE

July 6, 2020

[Signature]



My Commission Expires: 04-14-21

## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED \$

(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: 4  
APPLICATION DATE: 6/30/2020  
PERIOD TO: 6/30/2020  
PROJECT NUMBER: 20.8148

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 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	394,226.00		394,226.00	74,076.14	26,380.55		100,456.69	25.48%	293,769.31	5,022.83
2	Final Clean and Punchlist	11,495.00		11,495.00	-	-		-	0.00%	11,495.00	-
3	Demolition	332,185.00		332,185.00	229,570.06	75,638.96		306,109.02	91.85%	27,075.98	15,255.45
4	Earthwork and Utilities	96,830.00		96,830.00	-	27,682.17		27,682.17	28.59%	69,147.83	1,384.11
5	Asphalt Paving	1,329.00		1,329.00	-	-		-	0.00%	1,329.00	-
6	Structural Steel Erection	3,322.00		3,322.00	-	-		-	0.00%	3,322.00	-
7	Rough Carpentry	22,218.00		22,218.00	-	9,056.89		9,056.89	40.76%	13,161.11	452.84
8	Millwork	41,093.00		41,093.00	-	-		-	0.00%	41,093.00	-
9	Casework	108,379.00		108,379.00	-	-		-	0.00%	108,379.00	-
10	Insulation	28,485.00		28,485.00	-	5,910.98		5,910.98	20.75%	22,574.02	295.55
11	Membrane Roofing	11,726.00		11,726.00	-	-		-	0.00%	11,726.00	-
12	Fireproofing	19,377.00		19,377.00	-	-		-	0.00%	19,377.00	-
13	Joint Sealants	11,073.00		11,073.00	-	107.25		107.25	0.97%	10,965.75	5.36
14	Doors	145,907.00		145,907.00	-	-		-	0.00%	145,907.00	-
15	Light Gauge Metal Framing	170,494.00		170,494.00	18,270.18	87,082.32		105,352.50	61.79%	65,141.50	5,267.63
16	Sheetrock	243,049.00		243,049.00	-	-		-	0.00%	243,049.00	-
17	Flooring	40,341.00		40,341.00	-	-		-	0.00%	40,341.00	-
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	-	-		-	0.00%	116,265.00	-
20	Painting	168,119.00		168,119.00	-	-		-	0.00%	168,119.00	-
21	Specialties and Accessories	34,292.00		34,292.00	-	-		-	0.00%	34,292.00	-
22	Signage	1,716.00		1,716.00	-	-		-	0.00%	1,716.00	-
23	Foodservice Equipment	129,987.00		129,987.00	-	-		-	0.00%	129,987.00	-
24	Fire Sprinklers	199,399.00		199,399.00	17,470.88	34,987.03		52,457.90	26.31%	146,941.10	2,622.90
25	Plumbing	437,377.00		437,377.00	3,957.43	110,378.45		114,335.88	26.14%	323,041.12	5,716.79
26	HVAC	271,672.00		271,672.00	-	49,827.76		49,827.76	18.34%	221,844.24	2,491.39
27	Electrical	1,017,261.00		1,017,261.00	155,117.08	158,508.59		313,625.76	30.83%	703,635.24	15,681.29
28	Contingency	100,000.00		100,000.00	-	1,990.00		1,990.00	1.99%	98,010.00	99.50
	TOTAL W/O TAX	4,178,406.00		4,178,406.00	498,461.77	587,451.04	-	1,085,912.81	26.99%	3,092,493.19	54,295.64

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. 20008

G703-1983

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$610,361.63 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 \$610,361.63 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: [Signature]

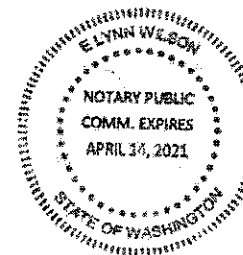
Title: CEO

Date: 7/6/20

Subscribed and sworn to before me this 6th day of July, 2020.

Notary Public: [Signature]

My Commission Expires: 04-14-21



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 \$278,983.57 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 \$ 278,983.57 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: [Signature]

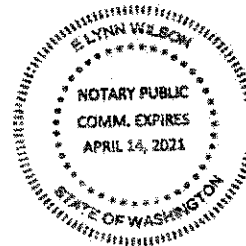
Title: CFO

Date: 7/6/20

Subscribed and sworn to before me this 6th day of July, 2020.

Notary Public: [Signature]

My Commission Expires: 04-14-21



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 6  
INVOICE #: 814806  
PERIOD TO: 8/31/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1	8/26/2020	\$ 46,000.00
2	8/26/2020	\$ 85,986.19
TOTALS	\$ 131,986.19	\$ -
Net change by Change Orders	\$ 131,986.19	

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 8/31/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ 131,986.19
CONTRACT SUM TO DATE	\$ 4,310,392.19

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 2,284,755.60	\$ 535,086.23
2. PLUS: STATE SALES TAX @ 8.9%	\$ 203,343.25	\$ 47,622.67
3. SUBTOTAL	\$ 2,488,098.85	\$ 582,708.91
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (114,237.78)	\$ (26,754.31)
5. NET AMOUNT DUE	\$ 2,373,861.07	\$ 555,954.59

State of: WASHINGTON

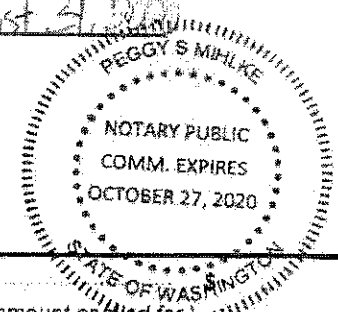
County of: SPOKANE

Subscribed and sworn to before me this day

August 31, 2020

[Signature]

My Commission Expires: 10/27/2020



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED

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

ARCHITECT:

By: \_\_\_\_\_ 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: 6

APPLICATION DATE: 8/31/2020

PERIOD TO: 8/31/2020

PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED 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	394,226.00		394,226.00	142,462.81	38,562.64		181,123.45	45.94%	213,100.55	9,056.27
2	Final Clean and Punchlist	11,495.00		11,495.00					0.00%	11,495.00	
3	Demolition	332,185.00		332,185.00	332,185.00			332,185.00	100.00%		16,809.25
4	Earthwork and Utilities	96,830.00		96,830.00	27,682.17	31,687.74		59,379.91	61.32%	37,450.09	2,969.00
5	Asphalt Paving	1,329.00		1,329.00					0.00%	1,329.00	
6	Structural Steel Erection	3,322.00		3,322.00		1,661.00		1,661.00	50.00%	1,661.00	83.05
7	Rough Carpentry	22,218.00		22,218.00	12,762.06	543.64		13,305.68	59.89%	8,912.32	565.28
8	Millwork	41,093.00		41,093.00					0.00%	41,093.00	
9	Casework	108,378.00		108,378.00					0.00%	108,378.00	
10	Insulation	28,485.00		28,485.00	8,494.84	3,875.79		12,370.83	43.43%	16,114.37	519.53
11	Membrane Roofing	11,726.00		11,726.00		11,726.00		11,726.00	100.00%		586.30
12	Fireproofing	19,377.00		19,377.00	9,447.80	1,545.92		10,933.72	56.74%	8,363.28	549.69
13	Joint Sealants	11,073.00		11,073.00	1,982.04	(87.14)		1,894.90	17.11%	9,178.10	94.75
14	Doors	145,907.00		145,907.00	1,539.13			1,539.13	1.05%	144,367.87	76.96
15	Light Gauge Metal Framing	170,494.00		170,494.00	105,352.50			105,352.50	81.79%	65,141.50	5,267.83
16	Sheetrock	243,049.00		243,049.00	83,360.82	77,681.56		161,042.38	66.26%	92,006.61	8,052.12
17	Flooring	40,341.00		40,341.00					0.00%	40,341.00	
18	Acoustical Ceilings	20,789.00		20,789.00					0.00%	20,789.00	
19	Resilient Flooring	116,265.00		116,265.00	8,250.91			8,250.91	7.11%	108,004.09	413.05
20	Painting	186,119.00		186,119.00	30,703.89	16,170.23		46,874.12	27.88%	121,244.88	2,343.71
21	Specialties and Accessories	34,292.00		34,292.00					0.00%	34,292.00	
22	Signage	1,718.00		1,718.00					0.00%	1,718.00	
23	Foodservice Equipment	128,987.00		128,987.00					0.00%	128,987.00	
24	Fire Sprinklers	189,399.00		189,399.00	118,413.72	46,556.98		184,970.71	82.73%	34,428.29	8,248.54
25	Plumbing	437,377.00		437,377.00	249,239.56	110,019.14		359,258.70	82.14%	78,118.30	17,962.93
26	HVAC	271,872.00		271,872.00	119,635.75	35,951.28		155,787.03	57.34%	115,884.97	7,789.35
27	Electrical	1,917,261.00		1,917,261.00	447,728.93	122,977.08		570,707.01	56.10%	446,553.99	28,535.36
28	Contingency	100,000.00		100,000.00	56,216.44			50,216.44	50.22%	49,783.56	2,510.82
29	Change Order #1	46,000.00	46,000.00	46,000.00		1,166.71		1,166.71	2.54%	44,833.29	58.34
30	Change Order #2	85,986.19	85,986.19	85,986.19		34,937.87		34,937.87	40.63%	51,048.32	1,746.88
	TOTAL W/O TAX	4,176,406.00	131,886.19	4,310,392.19	1,749,689.37	535,088.23		2,284,755.60	53.01%	2,025,636.59	114,237.78

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - ©1983

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:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$555,954.59 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 \$555,954.59 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: [Signature]

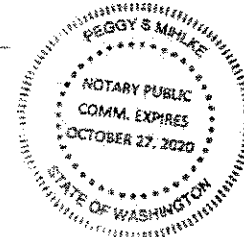
Title: S. VP

Date: 8/31/20

Subscribed and sworn to before me this 31<sup>st</sup> day of August, 2020.

Notary Public: [Signature]

My Commission Expires: 10/27/2020



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St  
Spokane, WA 99201

APPLICATION NO: 5  
INVOICE #: 814805  
PERIOD TO: 7/31/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 8/3/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ -
CONTRACT SUM TO DATE	\$ 4,178,406.00

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 1,749,689.37	\$ 663,756.56
2. PLUS: STATE SALES TAX @ 8.9%	\$ 155,720.57	\$ 59,074.33
3. SUBTOTAL	\$ 1,905,389.95	\$ 722,830.90
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (87,483.47)	\$ (33,187.83)
5. NET AMOUNT DUE	\$ 1,817,906.48	\$ 689,643.07

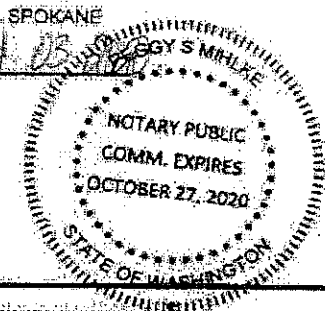
State of WASHINGTON

County of SPOKANE

Subscribed and sworn to before me this day

[Signature]

My Commission Expires: 10/27/2020



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED

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

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
This

430 / 1734

# 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: 5  
APPLICATION DATE: 7/31/2020  
PERIOD TO: 7/31/2020  
PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLE- TION FROM PREVIOUS APPLICATION (D + E)	G THIS PERIOD	H MATERIALS PRESENTLY STORED (NOT IN C 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	394,226.00		394,226.00	100,456.69	42,006.12		142,462.81	36.14%	251,763.19	7,123.14
2	Final Clean and Punchlist	11,495.00		11,495.00					0.00%	11,495.00	
3	Demolition	332,185.00		332,185.00	305,109.02	27,075.98		332,185.00	100.00%		15,809.25
4	Earthwork and Utilities	96,830.00		96,830.00	27,682.17			27,682.17	28.59%	69,147.83	1,384.11
5	Asphalt Paving	1,329.00		1,329.00					0.00%	1,329.00	
6	Structural Steel Erection	3,322.00		3,322.00					0.00%	3,322.00	
7	Rough Carpentry	22,216.00		22,216.00	9,056.89	3,705.15		12,762.08	57.44%	9,465.95	638.10
8	Millwork	41,093.00		41,093.00					0.00%	41,093.00	
9	Casework	108,379.00		108,379.00					0.00%	108,379.00	
10	Insulation	28,485.00		28,485.00	5,910.98	2,583.86		8,494.84	29.82%	19,990.16	424.74
11	Membrane Roofing	11,726.00		11,726.00					0.00%	11,726.00	
12	Fireproofing	19,377.00		19,377.00		9,447.80		9,447.80	48.76%	9,929.20	472.39
13	Joint Sealants	11,073.00		11,073.00	107.25	1,874.79		1,982.04	17.90%	9,090.95	99.10
14	Doors	145,907.00		145,907.00		1,539.13		1,539.13	1.05%	144,367.87	76.96
15	Light Gauge Metal Framing	170,494.00		170,494.00	105,352.50			105,352.50	61.79%	65,141.50	5,267.63
16	Sheetrock	243,049.00		243,049.00		83,360.82		83,360.82	34.30%	159,688.18	4,168.04
17	Flooring	40,341.00		40,341.00					0.00%	40,341.00	
18	Acoustical Ceilings	20,789.00		20,789.00					0.00%	20,789.00	
19	Resilient Flooring	116,265.00		116,265.00		8,260.91		8,260.91	7.11%	108,004.09	413.06
20	Painting	166,119.00		166,119.00		30,703.89		30,703.89	18.26%	137,415.11	1,535.19
21	Specialties and Accessories	34,292.00		34,292.00					0.00%	34,292.00	
22	Signage	1,716.00		1,716.00					0.00%	1,716.00	
23	Foodservice Equipment	129,987.00		129,987.00					0.00%	129,987.00	
24	Fire Sprinklers	199,399.00		199,399.00	52,457.80	65,955.82		118,413.72	59.39%	80,865.28	5,920.69
25	Plumbing	437,377.00		437,377.00	114,335.88	134,903.68		249,239.56	56.99%	168,137.44	12,461.98
26	HVAC	271,872.00		271,872.00	49,827.76	70,008.00		119,835.76	44.11%	181,036.25	5,991.79
27	Electrical	1,017,261.00		1,017,261.00	313,625.78	134,104.17		447,729.93	44.01%	569,531.07	22,386.50
28	Contingency	100,000.00		100,000.00	1,990.00	49,226.45		60,216.44	60.22%	49,783.56	2,610.82
	TOTAL W/O TAX	4,178,406.00		4,178,406.00	1,086,912.31	663,756.56		1,749,668.37	41.87%	2,428,736.63	87,483.47

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - ©1983  
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:**

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

**CONDITIONAL RELEASE**

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$689,643.07 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 \$689,643.07 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: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me this 3<sup>rd</sup> day of August, 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## INTERIM LIEN / CLAIM WAIVER

### FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

### PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 \$610,361.63 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 \$ 610,361.63 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: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me this 3<sup>rd</sup> day of August 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 7  
INVOICE # 814807  
PERIOD TO: 9/30/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	131,986.19	
Approved this Month		
Number	Date Approved	
TOTALS \$	131,986.19	\$
Net change by Change Orders	\$	131,986.19

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 9/29/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ 131,986.19
CONTRACT SUM TO DATE	\$ 4,310,392.19

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 2,797,746.14	\$ 512,990.53
2. PLUS: STATE SALES TAX @ 8.9%	\$ 248,999.41	\$ 45,656.16
3. SUBTOTAL	\$ 3,046,745.54	\$ 558,646.69
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (139,867.31)	\$ (25,649.53)
5. NET AMOUNT DUE	\$ 2,906,858.24	\$ 532,997.16

State of: WASHINGTON

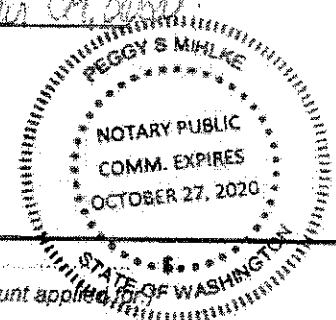
Subscribed and sworn to before me this day

County of: SPOKANE

[Signature]

My Commission Expires:

10/31/2020



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED

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

ARCHITECT:

By:  
This

Date:



**CONTINUATION SHEET**

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G703, 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: 9/30/2020  
 PERIOD TO: 9/30/2020  
 PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHARGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)	I % (G / C)	J BALANCE TO FINISH (C - G)	K RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions	394,228.00		394,228.00	181,128.45	36,178.86		217,304.11	55.12%	175,921.89	10,865.21
2	Final Clean and Punchlist	11,495.00		11,495.00					0.00%	11,495.00	
3	Demolition	332,185.00		332,185.00	332,185.00			332,185.00	100.00%		16,609.26
4	Earthwork and Utilities	96,830.00		96,830.00	59,379.91	2,248.84		61,628.75	63.65%	35,201.25	3,081.44
5	Asphalt Paving	1,329.00		1,329.00					0.00%	1,329.00	
6	Structural Steel Erection	3,322.00		3,322.00	1,661.00	589.10		2,250.10	67.73%	1,071.90	112.51
7	Rough Carpentry	22,218.00		22,218.00	13,306.88	7,631.05		20,938.73	94.23%	1,281.27	1,048.84
8	Millwork	41,093.00		41,093.00					0.00%	41,093.00	
9	Casework	108,379.00		108,379.00		17,524.97		17,524.97	16.17%	90,854.03	876.25
10	Insulation	28,485.00		28,485.00	12,370.83	16,114.37		28,485.00	100.00%		1,424.26
11	Membrane Roofing	11,726.00		11,726.00	11,726.00			11,726.00	100.00%		586.30
12	Fireproofing	19,377.00		19,377.00	10,993.72	4,706.75		15,700.47	81.03%	3,876.53	785.02
13	Joint Sealants	11,073.00		11,073.00	1,894.90	778.95		2,673.85	24.16%	6,399.15	133.69
14	Doors	145,907.00		145,907.00	1,539.13			1,539.13	1.05%	144,367.87	75.96
15	Light Gauge Metal Framing	170,494.00		170,494.00	105,352.50	63,651.09		169,003.60	99.13%	1,490.40	8,450.18
16	Sheetrock	243,049.00		243,049.00	161,042.39			161,042.39	66.26%	82,006.61	8,052.12
17	Flooring	40,341.00		40,341.00		11,072.96		11,072.96	27.45%	29,268.04	553.65
18	Acoustical Ceilings	20,789.00		20,789.00					0.00%	20,789.00	
19	Resilient Flooring	115,265.00		115,265.00	8,260.91			8,260.91	7.11%	108,004.09	413.05
20	Painting	168,119.00		168,119.00	46,874.12	48,510.69		95,384.81	56.74%	72,734.19	4,769.24
21	Specialties and Accessories	34,292.00		34,292.00					0.00%	34,292.00	
22	Signage	1,716.00		1,716.00					0.00%	1,716.00	
23	Foodservice Equipment	129,987.00		129,987.00					0.00%	129,987.00	
24	Fire Sprinklers	199,399.00		199,399.00	164,970.71	12,623.38		177,594.08	89.06%	21,804.92	8,879.70
25	Plumbing	437,377.00		437,377.00	369,258.70			369,258.70	84.44%	78,118.30	17,962.93
26	HVAC	271,672.00		271,672.00	165,787.03	35,950.17		191,737.21	70.58%	79,934.79	9,586.86
27	Electrical	1,017,261.00		1,017,261.00	570,707.01	211,953.82		782,660.83	76.94%	234,800.07	39,133.05
28	Contingency	100,000.00		100,000.00	50,216.44			50,216.44	50.22%	49,783.56	2,510.82
29	Change Order #1		46,000.00	46,000.00	1,168.71	30,000.00		31,168.71	67.75%	14,831.29	1,558.34
30	Change Order #2		85,986.19	85,986.19	34,937.67	13,456.83		48,393.30	56.28%	37,592.89	2,419.66
	<b>TOTAL W/O TAX</b>	<b>4,178,406.00</b>	<b>131,986.19</b>	<b>4,310,392.19</b>	<b>2,284,755.60</b>	<b>512,990.63</b>		<b>2,797,746.14</b>	<b>64.91%</b>	<b>1,512,646.05</b>	<b>139,667.31</b>

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - G1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20005

G703-1983

**INTERIM LIEN / CLAIM WAIVER**

**FROM:**

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

**PROJECT:**

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

**CONDITIONAL RELEASE**

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$532,997.16 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 \$532,997.16 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: [Signature]

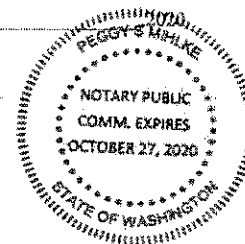
Title: CFO

Date: 9/29/20

Subscribed and sworn to before me this 30th day of September

Notary Public: [Signature]

My Commission Expires: 10/27/2020



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 **\$689,643.07** 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 **\$689,643.07** 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: TJ E. Smith

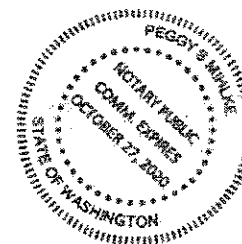
Title: CFO

Date: 9/22/20

Subscribed and sworn to before me this 21<sup>st</sup> day of September, 2020.

Notary Public: Peggy S. Mijang

My Commission Expires: 10/27/2020



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 8  
INVOICE #: 814808  
PERIOD TO: 10/31/2020

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

(ARCHITECT):

PROJECT NUMBER: 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		131,986.19	
Approved this Month			
Number	Date Approved		
TOTALS		\$ 131,986.19	\$
Net change by Change Orders		\$	131,986.19

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: 11/2/20

## 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	\$ 4,178,406.00
Net change by Change Orders	\$ 131,986.19
CONTRACT SUM TO DATE	\$ 4,310,392.19

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 3,367,691.77	\$ 569,945.63
2. PLUS: STATE SALES TAX @ 8.9%	\$ 299,724.57	\$ 50,725.16
3. SUBTOTAL	\$ 3,667,416.33	\$ 620,670.79
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (168,384.59)	\$ (28,497.28)
5. NET AMOUNT DUE	\$ 3,499,031.74	\$ 592,173.51

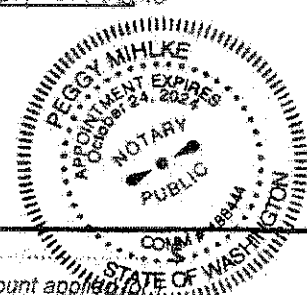
State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day

November 02, 2020

My Commission Expires: 10/24/2024



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: 10/31/2020

PERIOD TO: 10/31/2020

PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)	I % (G / C)	J BALANCE TO FINISH (C - G)	K RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions	394,226.00		394,226.00	217,304.11	48,607.10		265,911.21	67.45%	128,314.79	13,295.56
2	Final Clean and Punchlist	11,495.00		11,495.00	-	-		-	0.00%	11,495.00	-
3	Demolition	332,185.00		332,185.00	332,185.00	-		332,185.00	100.00%	-	16,609.25
4	Earthwork and Utilities	96,830.00		96,830.00	61,628.75	25,638.11		87,266.86	90.12%	9,563.14	4,363.34
5	Asphalt Paving	1,329.00		1,329.00	-	1,329.00		1,329.00	100.00%	-	56.45
6	Structural Steel Erection	3,322.00		3,322.00	2,250.10	101.53		2,351.63	70.79%	970.37	117.58
7	Rough Carpentry	22,218.00		22,218.00	20,936.73	-		20,936.73	94.23%	1,281.27	1,046.54
8	Millwork	41,093.00		41,093.00	-	13,348.50		13,348.50	32.48%	27,746.50	667.32
9	Casework	108,379.00		108,379.00	17,524.97	40,029.18		57,554.15	53.10%	50,824.85	2,877.71
10	Insulation	28,485.00		28,485.00	28,485.00	-		28,485.00	100.00%	-	1,424.25
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-		11,726.00	100.00%	-	586.30
12	Fireproofing	19,377.00		19,377.00	15,700.47	3,676.53		19,377.00	100.00%	-	968.85
13	Joint Sealants	11,073.00		11,073.00	2,873.85	1,639.27		4,513.12	38.95%	6,759.88	215.66
14	Doors	145,907.00		145,907.00	1,539.13	30,045.08		31,584.21	21.65%	114,322.79	1,579.21
15	Light Gauge Metal Framing	170,494.00		170,494.00	169,003.60	-		169,003.60	98.13%	1,490.40	8,450.18
16	Sheetrock	243,049.00		243,049.00	161,042.39	82,008.61		243,049.00	100.00%	-	12,152.45
17	Flooring	40,341.00		40,341.00	11,072.96	-		11,072.96	27.45%	29,268.04	553.65
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	8,260.91	33,218.57		41,478.48	35.68%	74,785.62	2,073.97
20	Painting	168,119.00		168,119.00	65,384.81	33,218.53		128,603.34	76.50%	39,515.66	5,430.17
21	Specialties and Accessories	34,292.00		34,292.00	-	-		-	0.00%	34,292.00	-
22	Signage	1,716.00		1,716.00	-	-		-	0.00%	1,716.00	-
23	Foodservice Equipment	129,987.00		129,987.00	-	43,870.46		43,870.46	33.75%	86,116.54	2,193.52
24	Fire Sprinklers	199,399.00		199,399.00	177,594.08	11,069.75		188,663.83	94.62%	10,735.17	9,433.19
25	Plumbing	437,377.00		437,377.00	359,258.70	14,689.87		373,948.57	85.50%	63,428.63	18,697.42
26	HVAC	271,672.00		271,672.00	191,737.21	-		191,737.21	70.56%	79,934.79	9,588.86
27	Electrical	1,017,261.00		1,017,261.00	782,860.93	142,209.48		924,870.40	90.92%	92,390.60	48,243.52
28	Contingency	100,000.00		100,000.00	50,216.44	30,416.97		80,633.41	80.63%	19,366.59	4,031.67
29	Change Order #1	-	46,000.00	46,000.00	31,166.71	14,833.29		46,000.00	100.00%	-	2,300.00
30	Change Order #2	-	85,986.19	85,986.19	48,393.30	-		48,393.30	56.28%	37,592.89	2,418.66
TOTAL W/O TAX		4,178,406.00	131,986.19	4,310,392.19	2,787,748.14	659,945.83	-	3,367,691.77	78.13%	942,700.42	168,384.59

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:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$592,173.51 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 \$592,173.51 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: [Signature]

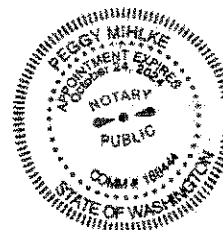
Title: SR VP

Date: 11/2/20

Subscribed and sworn to before me this 3<sup>rd</sup> day of November, 2020.

Notary Public: [Signature]

My Commission Expires: 12/24/2024



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 9  
INVOICE #: 814809  
PERIOD TO: 11/30/2020

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

(ARCHITECT):

PROJECT NUMBER 20,8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	131,986.19	
Approved this Month		
Number	Date Approved	
3	11/25/2020	\$ 106,446.43
TOTALS	\$ 238,432.62	\$
Net change by Change Orders	\$ 238,432.62	

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: 12/1/20

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

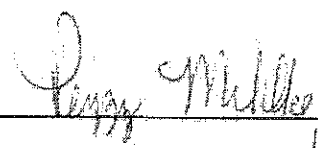
ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ 238,432.62
CONTRACT SUM TO DATE	\$ 4,416,838.62

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 3,756,874.90	\$ 389,183.13
2. PLUS: STATE SALES TAX @ 8.9%	\$ 334,361.87	\$ 34,637.30
3. SUBTOTAL	\$ 4,091,236.76	\$ 423,820.43
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (187,843.74)	\$ (19,459.16)
5. NET AMOUNT DUE	\$ 3,903,393.02	\$ 404,361.27

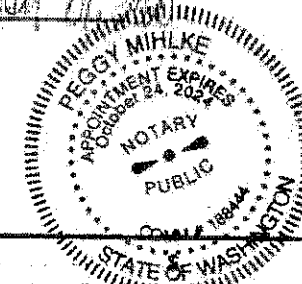
State of WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day



My Commission Expires: 10/24/2020



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED:

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

ARCHITECT:

By:

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: 11/30/2020  
 PERIOD TO: 11/30/2020  
 PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED 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	394,226.00		394,226.00	285,911.21	34,477.73		300,388.94	78.20%	93,837.06	15,019.45
2	Final Clean and Punchlist	11,495.00		11,495.00	-	1,882.48		1,882.48	15.38%	9,612.52	94.12
3	Demolition	332,185.00		332,185.00	332,185.00	-		332,185.00	100.00%	-	16,609.25
4	Earthwork and Utilities	96,830.00		96,830.00	87,266.86	-		87,266.86	90.12%	9,563.14	4,363.34
5	Asphalt Paving	1,329.00		1,329.00	1,329.00	-		1,329.00	100.00%	-	86.46
6	Structural Steel Erection	3,322.00		3,322.00	2,351.53	211.01		2,582.55	77.14%	759.35	128.13
7	Rough Carpentry	22,218.00		22,218.00	20,936.73	-		20,936.73	94.23%	1,281.27	1,046.84
8	Millwork	41,093.00		41,093.00	13,346.50	2,836.23		18,282.73	39.62%	24,810.27	314.14
9	Casework	108,379.00		108,379.00	57,554.15	30,070.70		87,624.85	80.85%	20,754.15	4,381.24
10	Insulation	28,485.00		28,485.00	28,485.00	-		28,485.00	100.00%	-	1,424.25
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-		11,726.00	100.00%	-	586.30
12	Fireproofing	19,377.00		19,377.00	19,377.00	-		19,377.00	100.00%	-	968.85
13	Joint Sealants	11,073.00		11,073.00	4,313.12	1,223.38		5,536.50	50.00%	5,536.50	276.83
14	Doors	145,907.00		145,907.00	31,584.21	48,240.00		79,824.21	54.71%	66,082.79	3,891.21
15	Light Gauge Metal Framing	170,494.00		170,494.00	169,003.60	-		169,003.60	98.13%	1,490.40	8,450.18
16	Sheetrock	243,049.00		243,049.00	243,049.00	-		243,049.00	100.00%	-	12,162.45
17	Flooring	40,341.00		40,341.00	11,072.98	-		11,072.98	27.45%	29,268.02	553.65
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	41,479.48	11,972.86		52,552.33	45.20%	63,712.67	2,627.62
20	Painting	168,119.00		168,119.00	128,603.34	0.00		128,603.34	78.50%	39,515.66	8,430.17
21	Specialties and Accessories	34,292.00		34,292.00	-	19,414.13		19,414.13	56.61%	14,877.87	970.71
22	Signage	1,715.00		1,715.00	-	-		-	0.00%	1,715.00	-
23	Foodservice Equipment	129,987.00		129,987.00	43,870.46	14,043.64		57,914.10	44.55%	72,072.90	2,895.71
24	Fire Sprinklers	199,399.00		199,399.00	188,663.83	4,022.65		192,686.48	96.63%	6,712.52	9,634.32
25	Plumbing	437,377.00		437,377.00	373,948.37	52,561.75		426,510.12	97.52%	10,866.88	21,326.51
26	HVAC	271,672.00		271,672.00	191,737.21	23,968.28		215,705.49	79.40%	55,966.51	10,785.27
27	Electrical	1,017,281.00		1,017,281.00	924,870.40	65,063.96		989,934.36	97.31%	27,326.64	49,496.72
28	Contingency	100,000.00		100,000.00	80,833.41	-		80,833.41	30.83%	19,366.59	4,631.67
29	Change Order #1	-	46,000.00	46,000.00	46,000.00	-		46,000.00	100.00%	-	2,300.00
30	Change Order #2	-	85,986.19	85,986.19	48,393.30	79.09		48,472.39	56.37%	37,513.80	2,423.62
31	Change Order #3	-	106,446.43	106,446.43	-	79,915.28		79,915.28	75.08%	26,531.15	3,995.76
	<b>TOTAL W/O TAX</b>	<b>4,176,406.00</b>	<b>238,432.62</b>	<b>4,418,838.62</b>	<b>3,367,691.77</b>	<b>389,183.13</b>	<b>-</b>	<b>3,756,874.90</b>	<b>85.06%</b>	<b>659,963.72</b>	<b>187,843.74</b>

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:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$404,361.27 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 a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$404,361.27 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: [Signature]

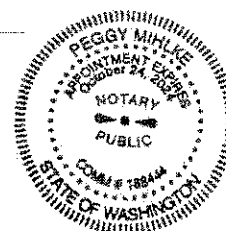
Title: SVP

Date: 12/1/20

Subscribed and sworn to before me this 1st day of December, 2020.

Notary Public: [Signature]

My Commission Expires: 12/24/2024



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 \$592,173.51 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 \$592,173.51 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: [Signature]

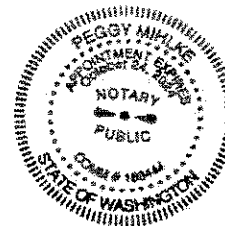
Title: VP

Date: 12/1/20

Subscribed and sworn to before me this 1st day of December, 2020.

Notary Public: [Signature]

My Commission Expires: 10/24/2024



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 10  
INVOICE #: 814810  
PERIOD TO: 12/31/2020

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

(ARCHITECT):

PROJECT NUMBER 20 8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	238,432.62	
Approved this Month		
Number	Date Approved	
TOTALS	\$ 238,432.62	\$ -
Net change by Change Orders	\$	238,432.62

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: 12/29/20

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ 238,432.62
CONTRACT SUM TO DATE	\$ 4,416,838.62

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 4,048,427.34	\$ 291,552.44
2. PLUS: STATE SALES TAX @ 8.9%	\$ 360,310.03	\$ 25,948.17
3. SUBTOTAL	\$ 4,408,737.37	\$ 317,500.61
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (202,421.37)	\$ (14,577.62)
5. NET AMOUNT DUE	\$ 4,206,316.00	\$ 302,922.98

State of: WASHINGTON

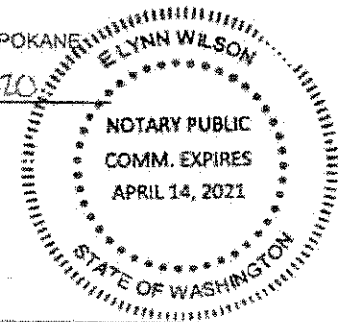
Subscribed and sworn to before me this day

County of: SPOKANE

12-29-2020

[Signature]

My Commission Expires: 04-14-2021



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED.....\$

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

ARCHITECT:

By:  
This

Date:

**CONTINUATION SHEET**

AIA DOCUMENT G703 (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: 10  
APPLICATION DATE: 12/31/2020  
PERIOD TO: 12/31/2020  
PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)	I % (G / C)	J BALANCE TO FINISH (C - G)	K RETAINAGE
					L FROM PREVIOUS APPLICATION (D + E)	M THIS PERIOD					
1	General Conditions	394,226.00		394,226.00	300,388.94	39,767.28		340,156.22	86.28%	54,069.78	17,007.81
2	Final Clean and Punchlist	11,495.00		11,495.00	1,882.46	664.40		2,545.86	22.16%	8,948.14	127.34
3	Demolition	332,185.00		332,185.00	332,185.00	-		332,185.00	100.00%	-	15,609.25
4	Earthwork and Utilities	55,830.00		55,830.00	87,266.86	642.23		87,909.09	90.79%	8,920.91	4,395.45
5	Asphalt Paving	1,329.00		1,329.00	1,329.00	-		1,329.00	100.00%	-	66.45
6	Structural Steel Erection	3,322.00		3,322.00	2,562.65	553.67		3,116.31	93.81%	205.69	155.82
7	Rough Carpentry	22,218.00		22,218.00	20,936.73	-		20,936.73	94.23%	1,281.27	1,046.84
8	Millwork	41,093.00		41,093.00	16,282.73	24,810.27		41,093.00	100.00%	-	2,054.65
9	Casework	108,379.00		108,379.00	87,624.85	-		87,624.85	80.85%	20,754.15	4,381.24
10	Insulation	28,485.00		28,485.00	28,485.00	-		28,485.00	100.00%	-	1,424.25
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-		11,726.00	100.00%	-	586.30
12	Fireproofing	19,377.00		19,377.00	19,377.00	-		19,377.00	100.00%	-	968.86
13	Joint Sealants	11,073.00		11,073.00	5,536.50	1,544.87		7,081.37	63.95%	3,991.63	354.07
14	Doors	145,907.00		145,907.00	79,824.21	36,969.49		116,793.70	80.05%	29,113.30	5,839.68
15	Light Gauge Metal Framing	170,494.00		170,494.00	169,003.60	1,490.40		170,494.00	100.00%	-	8,524.70
16	Sheetrock	243,049.00		243,049.00	243,049.00	-		243,049.00	100.00%	-	12,152.45
17	Flooring	40,341.00		40,341.00	11,072.96	5,870.28		16,943.22	42.00%	23,397.78	847.16
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	52,552.33	16,707.83		69,260.17	59.57%	47,004.83	3,463.01
20	Painting	168,119.00		168,119.00	128,603.34	-		128,603.34	76.50%	39,515.66	6,430.17
21	Specialties and Accessories	34,292.00		34,292.00	19,414.13	-		19,414.13	56.61%	14,877.87	970.71
22	Signage	1,716.00		1,716.00	-	-		-	0.00%	1,716.00	-
23	Foodservice Equipment	129,987.00		129,987.00	57,914.10	51,622.53		109,536.63	84.27%	20,450.37	5,475.83
24	Fire Sprinklers	199,399.00		199,399.00	192,686.48	-		192,686.48	96.63%	6,712.52	9,634.32
25	Plumbing	437,377.00		437,377.00	426,510.12	10,866.88		437,377.00	100.00%	-	21,868.85
26	HVAC	271,672.00		271,672.00	215,705.46	17,222.28		232,927.75	85.74%	38,744.25	11,646.39
27	Electrical	1,017,261.00		1,017,261.00	989,934.36	18,775.09		1,008,709.45	99.16%	8,551.55	50,435.47
28	Contingency	100,000.00		100,000.00	80,633.41	-		80,633.41	80.63%	19,366.59	4,031.67
29	Change Order #1	-	48,000.00	48,000.00	48,000.00	-		48,000.00	100.00%	-	2,300.00
30	Change Order #2	-	85,986.19	85,986.19	48,472.39	37,513.80		85,986.19	100.00%	-	4,299.31
31	Change Order #3	-	106,446.43	106,446.43	79,915.28	26,531.15		106,446.43	100.00%	-	5,322.32
	TOTAL W/O TAX	4,178,406.00	238,432.62	4,416,838.62	3,756,874.90	291,562.44	-	4,048,427.34	91.55%	368,411.28	202,421.37

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:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$302,922.98 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 \$302,922.98 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: [Signature]

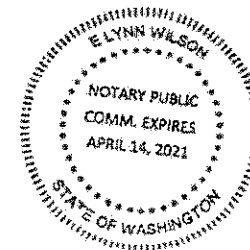
Title: CFO

Date: 12/29/20

Subscribed and sworn to before me this 29th day of December, 2020.

Notary Public: [Signature]

My Commission Expires: 04-14-2021



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 \$404,361.27 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 \$404,361.27 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: [Signature]

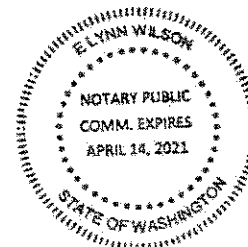
Title: CFO

Date: 12/29/20

Subscribed and sworn to before me this 29th day of December, 2020.

Notary Public: [Signature]

My Commission Expires: 04/14/2021



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 11  
INVOICE #: 814811  
PERIOD TO: 1/31/2021

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		238,432.62	
Approved this Month			
Number	Date Approved		
4	1/31/2021	\$ 55,192.60	
TOTALS		\$ 293,625.22	\$
Net change by Change Orders		\$	293,625.22

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 2/4/21

## 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	\$ 4,178,406.00
Net change by Change Orders	\$ 293,625.22
CONTRACT SUM TO DATE	\$ 4,472,031.22

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 4,332,138.47	\$ 283,711.14
2. PLUS: STATE SALES TAX @ 8.9%	\$ 385,560.32	\$ 25,250.29
3. SUBTOTAL	\$ 4,717,698.80	\$ 308,961.43
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (216,606.92)	\$ (14,185.66)
5. NET AMOUNT DUE	\$ 4,501,091.87	\$ 294,775.87

State of: WASHINGTON

County of: SPOKANE

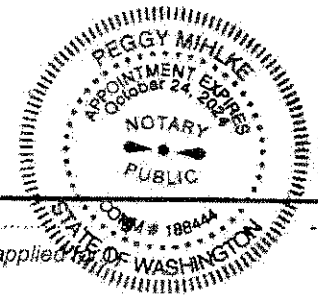
Subscribed and sworn to before me this day

February 04, 2021

[Signature]

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: 11

APPLICATION DATE: 1/31/2021

PERIOD TO: 1/31/2021

PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED 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	394,226.00		394,226.00	340,156.22	22,093.84		362,250.16	91.89%	31,975.84	18,112.51
2	Final Clean and Punchlist	11,495.00		11,495.00	2,546.86	8,948.14		8,948.14	78.76%	2,441.37	452.68
3	Demolition	332,185.00		332,185.00	332,185.00	-		332,185.00	100.00%	-	16,609.25
4	Earthwork and Utilities	96,830.00		96,830.00	87,809.09	141.73		88,050.82	90.93%	8,779.18	4,402.54
5	Asphalt Paving	1,329.00		1,329.00	1,329.00	-		1,329.00	100.00%	-	66.45
6	Structural Steel Erection	3,322.00		3,322.00	3,116.31	205.89		3,322.00	100.00%	-	166.10
7	Rough Carpentry	22,218.00		22,218.00	20,936.73	866.04		21,802.77	98.13%	416.23	1,090.14
8	Millwork	41,093.00		41,093.00	41,093.00	-		41,093.00	100.00%	-	2,054.65
9	Casework	108,379.00		108,379.00	87,624.85	4,497.30		92,122.15	85.00%	16,256.85	4,606.11
10	Insulation	28,485.00		28,485.00	28,485.00	-		28,485.00	100.00%	-	1,424.25
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-		11,726.00	100.00%	-	586.30
12	Fireproofing	19,377.00		19,377.00	19,377.00	-		19,377.00	100.00%	-	968.85
13	Joint Sealants	11,073.00		11,073.00	7,081.37	869.73		7,751.10	70.00%	3,321.90	387.56
14	Doors	145,907.00		145,907.00	116,793.70	29,113.30		145,907.00	100.00%	-	7,295.35
15	Light Gauge Metal Framing	170,494.00		170,494.00	170,494.00	-		170,494.00	100.00%	-	8,524.70
16	Sheetrock	243,049.00		243,049.00	243,049.00	-		243,049.00	100.00%	-	12,152.45
17	Flooring	40,341.00		40,341.00	16,943.22	12,953.77		29,896.99	74.11%	10,444.01	1,494.86
18	Acoustical Ceilings	20,789.00		20,789.00	-	-		-	0.00%	20,789.00	-
19	Resilient Flooring	116,265.00		116,265.00	69,260.17	38,755.00		108,015.17	92.90%	8,249.83	5,400.76
20	Painting	168,119.00		168,119.00	128,603.34	39,515.66		168,119.00	100.00%	-	8,405.96
21	Specialties and Accessories	34,292.00		34,292.00	19,414.13	10,715.49		30,130.62	87.86%	4,161.38	1,506.53
22	Signage	1,716.00		1,716.00	-	-		-	0.00%	1,716.00	-
23	Foodservice Equipment	129,987.00		129,987.00	109,536.63	10,748.37		120,285.01	92.54%	9,701.99	6,014.28
24	Fire Sprinklers	199,399.00		199,399.00	192,686.48	4,438.94		197,125.42	98.86%	2,273.58	9,856.27
25	Plumbing	437,377.00		437,377.00	437,377.00	-		437,377.00	100.00%	-	21,868.85
26	HVAC	271,872.00		271,872.00	232,927.75	38,744.25		271,872.00	100.00%	-	13,583.60
27	Electrical	1,017,261.00		1,017,261.00	1,008,709.45	8,551.55		1,017,261.00	100.00%	-	50,863.05
28	Contingency	100,000.00		100,000.00	80,633.41	-		80,633.41	80.63%	19,366.59	4,031.67
29	Change Order #1	-	46,000.00	46,000.00	46,000.00	-		46,000.00	100.00%	-	2,300.00
30	Change Order #2	-	85,986.19	85,986.19	85,986.19	-		85,986.19	100.00%	-	4,299.31
31	Change Order #3	-	106,446.43	106,446.43	106,446.43	-		106,446.43	100.00%	-	5,322.32
32	Change Order #4	-	55,192.60	55,192.60	-	55,192.60		55,192.60	100.00%	-	2,759.63
	<b>TOTAL W/O TAX</b>	<b>4,178,406.00</b>	<b>293,825.22</b>	<b>4,472,031.22</b>	<b>4,048,427.34</b>	<b>283,711.14</b>	<b>-</b>	<b>4,332,138.47</b>	<b>96.87%</b>	<b>139,892.75</b>	<b>216,805.92</b>

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - 01983

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:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$294,775.87 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 \$294,775.87 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: [Signature]

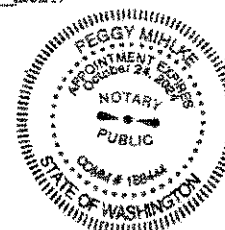
Title: CFO

Date: 2/4/21

Subscribed and sworn to before me this 4<sup>th</sup> day of February, 2021.

Notary Public: [Signature]

My Commission Expires: 12/24/2024



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
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 **\$302,922.98** 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 **\$302,922.98** 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: [Signature]

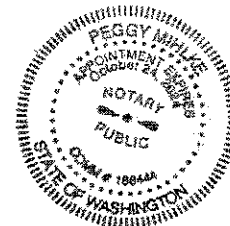
Title: Gen. VP

Date: 2-4-21

Subscribed and sworn to before me this 4th day of February, 2021.

Notary Public: [Signature]

My Commission Expires: 10/24/2024



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave #300  
Spokane, WA 99201

PROJECT: South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

APPLICATION NO: 13  
INVOICE # 814813  
PERIOD TO: 2/28/2021

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

(ARCHITECT):

PROJECT NUMBER 20.8148

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		293,625.22	
Approved this Month			
Number	Date Approved		
5	2/28/2021		\$ 74,954.06
TOTALS		\$ 293,625.22	\$ 74,954.06
Net change by Change Orders		\$	218,671.16

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

CONTRACTOR: Baker Construction & Development, Inc.

By: [Signature] Date: 3/9/21

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

ORIGINAL CONTRACT SUM	\$ 4,178,406.00
Net change by Change Orders	\$ 218,671.16
CONTRACT SUM TO DATE	\$ 4,397,077.16

	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 4,397,077.16	
2. PLUS: STATE SALES TAX @ 8.9%	\$ 391,339.87	\$ -
3. SUBTOTAL	\$ 4,788,417.03	\$ -
4. LESS: RETAINAGE @ 5%		
RETENTION REQUESTED	\$ (00)	219,853.86
5. NET AMOUNT DUE	\$ 4,788,417.03	\$ 219,853.86

State of: WASHINGTON

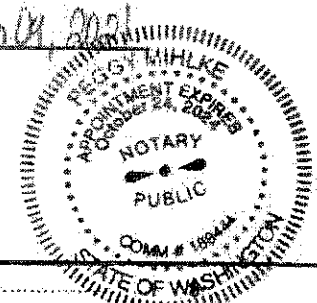
Subscribed and sworn to before me this day

County of: SPOKANE

March 9, 2021

[Signature]

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: 13  
APPLICATION DATE: 2/28/2021  
PERIOD TO: 2/28/2021  
PROJECT NUMBER: 20.8148

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS	E CURRENT CONTRACT	F WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D + E + F)		I % (G / C)	J BALANCE TO FINISH (C - G)	K RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
1	General Conditions	394,226.00		394,226.00	394,226.00	-		394,226.00	100.00%	-	-	19,711.30
2	Final Clean and Punchlist	11,495.00		11,495.00	11,495.00	-		11,495.00	100.00%	-	-	574.75
3	Demolition	332,185.00		332,185.00	332,185.00	-		332,185.00	100.00%	-	-	16,609.25
4	Earthwork and Utilities	96,830.00		96,830.00	96,830.00	-		96,830.00	100.00%	-	-	4,841.50
5	Asphalt Paving	1,329.00		1,329.00	1,329.00	-		1,329.00	100.00%	-	-	66.45
6	Structural Steel Erection	3,322.00		3,322.00	3,322.00	-		3,322.00	100.00%	-	-	166.10
7	Rough Carpentry	22,218.00		22,218.00	22,218.00	-		22,218.00	100.00%	-	-	1,110.90
8	Millwork	41,093.00		41,093.00	41,093.00	-		41,093.00	100.00%	-	-	2,054.65
9	Casework	108,379.00		108,379.00	108,379.00	-		108,379.00	100.00%	-	-	5,418.95
10	Insulation	28,485.00		28,485.00	28,485.00	-		28,485.00	100.00%	-	-	1,424.25
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-		11,726.00	100.00%	-	-	586.30
12	Fireproofing	19,377.00		19,377.00	19,377.00	-		19,377.00	100.00%	-	-	968.85
13	Joint Sealants	11,073.00		11,073.00	11,073.00	-		11,073.00	100.00%	-	-	553.65
14	Doors	145,907.00		145,907.00	145,907.00	-		145,907.00	100.00%	-	-	7,295.35
15	Light Gauge Metal Framing	170,494.00		170,494.00	170,494.00	-		170,494.00	100.00%	-	-	8,524.70
16	Sheetrock	243,049.00		243,049.00	243,049.00	-		243,049.00	100.00%	-	-	12,152.45
17	Flooring	40,341.00		40,341.00	40,341.00	-		40,341.00	100.00%	-	-	2,017.05
18	Acoustical Ceilings	20,789.00		20,789.00	20,789.00	-		20,789.00	100.00%	-	-	1,039.45
19	Resilient Flooring	116,265.00		116,265.00	116,265.00	-		116,265.00	100.00%	-	-	5,813.25
20	Painting	168,119.00		168,119.00	168,119.00	-		168,119.00	100.00%	-	-	8,405.95
21	Specialties and Accessories	34,292.00		34,292.00	34,292.00	-		34,292.00	100.00%	-	-	1,714.60
22	Signage	1,716.00		1,716.00	1,716.00	-		1,716.00	100.00%	-	-	85.80
23	Foodservice Equipment	129,987.00		129,987.00	129,987.00	-		129,987.00	100.00%	-	-	6,499.35
24	Fire Sprinklers	199,399.00		199,399.00	199,399.00	-		199,399.00	100.00%	-	-	9,969.95
25	Plumbing	437,377.00		437,377.00	437,377.00	-		437,377.00	100.00%	-	-	21,868.85
26	HVAC	271,672.00		271,672.00	271,672.00	-		271,672.00	100.00%	-	-	13,583.60
27	Electrical	1,017,261.00		1,017,261.00	1,017,261.00	-		1,017,261.00	100.00%	-	-	50,863.05
28	Contingency	100,000.00		100,000.00	100,000.00	-		100,000.00	100.00%	-	-	5,000.00
29	Change Order #1	-	46,000.00	46,000.00	46,000.00	-		46,000.00	100.00%	-	-	2,300.00
30	Change Order #2	-	85,986.19	85,986.19	85,986.19	-		85,986.19	100.00%	-	-	4,299.31
31	Change Order #3	-	106,446.43	106,446.43	106,446.43	-		106,446.43	100.00%	-	-	5,322.32
32	Change Order #4	-	55,192.60	55,192.60	55,192.60	-		55,192.60	100.00%	-	-	2,759.63
33	Change Order #5	-	(74,954.06)	(74,954.06)	(74,954.06)	-		(74,954.06)	100.00%	-	-	(3,747.70)
	<b>TOTAL W/O TAX</b>	<b>4,178,406.00</b>	<b>218,671.16</b>	<b>4,397,077.16</b>	<b>4,397,077.16</b>	<b>-</b>	<b>-</b>	<b>4,397,077.16</b>	<b>100.00%</b>	<b>-</b>	<b>-</b>	<b>218,853.86</b>

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - G1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20005

G703-1983

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

South 107 Multifamily  
107 South Howard St.  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$219,853.86 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 \$219,853.86 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: [Signature]

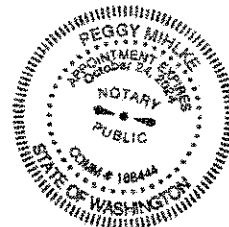
Title: CFO

Date: 3/19/21

Subscribed and sworn to before me this 19<sup>th</sup> day of March, 2021.

Notary Public: [Signature]

My Commission Expires: 10/24/2024



# The Wave Ledger

Exported On: 10/11/2021 09:32 AM

Properties: 430 James S. Black Building - 107 S Howard St Spokane, WA 99201

GL Accounts: 1740: Tenant Improvements

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2019 to 09/30/2021

Show Reversed Transactions: Yes

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>1740 - Tenant Improvements</b>								
Starting Balance							0.00	
430 James S. Black Building	02/25/2020	Chase Card Services	Check	18304	1,981.80		1,981.80	Permit for Wave Renovations
430 James S. Black Building	03/24/2020	Energy Control, Inc.	Check	18322	430.00		2,411.80	Engineering - Wave
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reversed Check	18348		8,700.00	11,111.80	Wave - TI Planning
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reverse Check	18348			2,411.80	Wave - TI Planning
430 James S. Black Building	05/22/2020	Chase Card Services	Check	18355	2,972.00		5,383.80	Wave TIs - Permit
430 James S. Black Building	08/11/2020	Mercier Architecture & Planning	Check	18392	8,700.00		14,083.80	Wave - TI Planning
430 James S. Black Building	09/25/2020	Baker Construction & Development, Inc.	Check	18411	52,809.75		66,893.55	Wave TI Progress Payment #1
430 James S. Black Building	10/19/2020	Baker Construction & Development, Inc.	Check	18425	160,377.66		227,271.21	Wave TI Progress Payment #2
430 James S. Black Building	10/27/2020	Inspired! Surface Design	Reversed Check	18431			256,852.54	TI - Wave Surfacing
430 James S. Black Building	10/27/2020	Unique Surface Systems	Check	18433	28,581.33		281,952.54	Floor Surfacing - WAVE TI 50%
430 James S. Black Building	10/29/2020	Inspired! Surface Design	Reverse Check	18431		28,581.33	253,371.21	TI - Wave Surfacing
430 James S. Black Building	10/29/2020	Huppin's	Check	18434	20,000.00		273,371.21	TI - Wave Audio/Video
430 James S. Black Building	10/29/2020	Inspired! Surface Design	Check	18435	28,581.33		301,952.54	TI - Wave Surfacing
430 James S. Black Building	10/29/2020	Gregg Johnson	Check	18436	8,750.00		310,702.54	TI - Wave Track Lighting
430 James S. Black Building	10/29/2020	Spokane Restaurant Equipment	Check	18437	2,250.00		312,952.54	TI - Wave Interior Design
430 James S. Black Building	11/18/2020	Baker Construction & Development, Inc.	Reversed eCheck	8835-B272		173,580.84	332,952.54	TI - Wave Kitchen Equipment
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reverse ACH payment	8835-B272	173,580.84		506,533.38	Wave TI Progress Payment #3
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Check	18445			332,952.54	Wave TI Progress Payment #3
430 James S. Black Building	12/22/2020	Baker Construction & Development, Inc.	Check	18457	173,580.84		506,533.38	Wave TI Progress Payment #3
430 James S. Black Building	01/12/2021	Alcobra Metals Inc	Check	18457	94,279.01		600,812.39	Wave TI Progress Payment #4
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18466	812.27		601,624.66	Wave TI - Kitchen Backsplashes
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18467	29,854.44		631,579.10	WAVE TI Progress Billing #2 - Cabinets / PLAM Casework
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18467	3,078.00		634,657.10	WAVE TI Change Order - Subtops
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18467	29,854.45		664,511.55	WAVE TI Progress Billing #1 - Cabinets / PLAM Casework
430 James S. Black Building	01/14/2021	Baker Construction & Development, Inc.	Check	18471	98,250.75		762,862.30	Wave TI Progress Payment #5
430 James S. Black Building	01/26/2021	Spokane Restaurant Equipment	Check	18486	12,221.91		775,084.21	Wave TI - Walk In Cooler
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reversed Check	18493			796,579.18	Wave TI Progress Payment #6
430 James S. Black Building	02/25/2021	West Coast Cash Register Systems, Inc.	Check	18500	21,494.97		800,000.00	Wave TI - Aloha POS 50%
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reverse Check	18493		21,494.97	778,505.03	Wave TI Progress Payment #6
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	eCheck	FDAC-DB56	21,494.97		800,000.00	Wave TI Progress Payment #6
Net Change							800,000.00	
<b>Total</b>					1,032,357.14	232,357.14	800,000.00	

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave, Suite 300  
Spokane, WA 99201

PROJECT: The Wave II  
525 West 1st Avenue  
Spokane, WA 99201

APPLICATION NO: 3  
INVOICE # 817303  
PERIOD TO: 10/31/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8173

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		19,190.68	
Approved this Month			
Number	Date Approved		
2	10/31/2020	\$ 61,331.13	
TOTALS		\$ 80,521.81	\$ -
Net change by Change Orders		\$ 80,521.81	\$ 80,521.81

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: 11/3/20

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

ORIGINAL CONTRACT SUM	\$ 504,796.00
Net change by Change Orders	\$ 80,521.81
CONTRACT SUM TO DATE	\$ 585,317.81

	TOTALS TO DATE	THIS INVOICE
1 WORK COMPLETED AND STORED	\$ 372,250.47	\$ 167,065.29
2 PLUS: STATE SALES TAX @ 8.9%	\$ 33,130.29	\$ 14,868.81
3 SUBTOTAL	\$ 405,380.76	\$ 181,934.10
4 LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (18,612.52)	\$ (8,353.26)
5 NET AMOUNT DUE	\$ 386,768.24	\$ 173,580.84

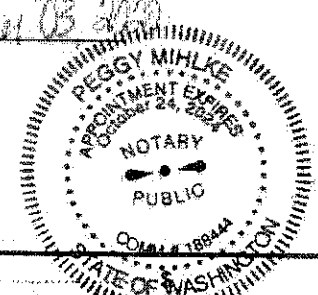
State of: WASHINGTON

County of: SPOKANE

Subscribed and sworn to before me this day

[Signature]

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: \_\_\_\_\_ 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 1 on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 10/31/2020

PERIOD TO: 10/31/2020

PROJECT NUMBER: 20.8173

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 / I)	K BALANCE TO FINISH (I - G)	L RETAINAGE
1	General Conditions	10,812.00		10,812.00	5,238.24	2,317.75		7,556.99	69.89%	3,255.01	377.85
2	Final Clean and Punchlist	2,732.00		2,732.00	-	-		-	0.00%	2,732.00	-
3	Demolition	43,604.00		43,604.00	43,604.00	0.00		43,604.00	100.00%	-	2,180.20
4	Concrete Slabs	2,199.00		2,199.00	1,965.82	140.24		2,106.06	95.77%	92.94	105.30
5	Rough Carpentry	7,915.00		7,915.00	7,915.00	-		7,915.00	100.00%	-	395.75
6	Joint Sealants	1,099.00		1,099.00	877.43	32.97		910.40	82.84%	188.60	45.52
7	Doors	1,924.00		1,924.00	1,098.43	57.72		1,157.15	60.14%	766.85	57.86
8	Overhead Doors	7,146.00		7,146.00	-	-		-	0.00%	7,146.00	-
9	Sheetrock	10,994.00		10,994.00	-	-		-	0.00%	10,994.00	-
10	Resilient Flooring	36,581.00		36,581.00	-	-		-	0.00%	36,581.00	-
11	Painting	19,789.00		19,789.00	-	-		-	0.00%	19,789.00	-
12	Fire Sprinklers	36,829.00		36,829.00	21,477.35	12,208.54		33,685.89	91.47%	3,143.11	1,684.25
13	Plumbing	38,358.00		38,358.00	27,484.16	2,899.51		30,383.78	79.21%	7,974.22	1,519.19
14	HVAC	120,479.00		120,479.00	12,047.90	61,881.62		73,928.52	61.36%	46,549.48	3,696.46
15	Electrical	164,335.00		164,335.00	64,284.16	53,590.83		117,874.99	71.73%	46,460.01	5,093.75
16	Change Order #1		18,190.68	18,190.68	18,190.68	-		18,190.68	100.00%	-	958.53
17	Change Order #2		61,331.13	61,331.13	-	33,936.01		33,936.01	55.33%	27,395.12	1,666.80
	<b>TOTAL W/O TAX</b>	<b>504,798.00</b>	<b>80,521.81</b>	<b>585,317.81</b>	<b>205,185.18</b>	<b>187,065.29</b>	<b>-</b>	<b>372,250.47</b>	<b>63.60%</b>	<b>213,067.34</b>	<b>18,612.52</b>

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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:

The Wave TI  
525 West 1<sup>st</sup> Avenue  
Spokane, WA 99201

**CONDITIONAL RELEASE**

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of **\$173,580.84** 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 **\$173,580.84** 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: [Signature]

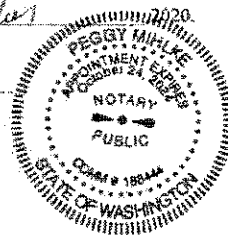
Title: CFO

Date: 11/3/20

Subscribed and sworn to before me this 3<sup>rd</sup> day of November 2020.

Notary Public: [Signature]

My Commission Expires: 10/24/2024



INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development  
2711 E Sprague Ave  
Spokane WA 99202

PROJECT:

The Wave TI  
525 West 1<sup>st</sup> Ave.  
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 \$160,377.66 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 \$160,377.66 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: [Signature]

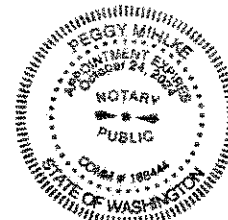
Title: CFO

Date: 11/2/20

Subscribed and sworn to before me this 3<sup>rd</sup> day of November, 2020.

Notary Public: [Signature]

My Commission Expires: 10/24/2024



# APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): Black Enterprises  
801 West Riverside Ave, Suite 300  
Spokane, WA 99201

PROJECT: The Wave TI  
525 West 1st Avenue  
Spokane, WA 99201

APPLICATION NO: 2  
INVOICE #: 817302  
PERIOD TO: 9/30/2020

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

(ARCHITECT):

PROJECT NUMBER 20.8173

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
1	9/25/2020	\$ 19,190.68	
TOTALS		\$ 19,190.68	\$ -
Net change by Change Orders		\$	19,190.68

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

CONTRACTOR: Baker Construction & Development, Inc.

By:  Date: 9/26/20

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

ORIGINAL CONTRACT SUM	\$ 504,796.00
Net change by Change Orders	\$ 19,190.68
CONTRACT SUM TO DATE	\$ 523,986.68

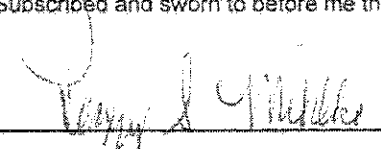
	TOTALS TO DATE	THIS INVOICE
1. WORK COMPLETED AND STORED	\$ 205,185.18	\$ 154,357.70
2. PLUS: STATE SALES TAX @ 8.9%	\$ 18,261.48	\$ 13,737.84
3. SUBTOTAL	\$ 223,446.66	\$ 168,095.54
4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (10,259.26)	\$ (7,717.89)
5. NET AMOUNT DUE	\$ 213,187.40	\$ 160,377.66

State of: WASHINGTON

County of: SPOKANE

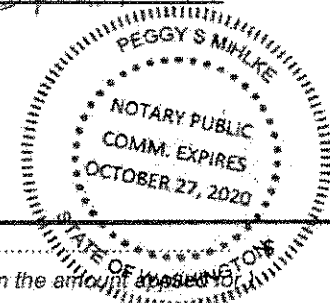
Subscribed and sworn to before me this day

*September 21, 2020*



My Commission Expires:

*10/27/2020*



## ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED.....

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

ARCHITECT:

By:

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: 2

APPLICATION DATE: 9/30/2020

PERIOD TO: 9/30/2020

PROJECT NUMBER: 20.8173

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	10,812.00		10,812.00	2,364.53	2,874.71		5,239.24	48.46%	5,572.76	261.96
2	Final Clean and Punchlist	2,732.00		2,732.00	-	-		-	0.00%	2,732.00	-
3	Demolition	43,604.00		43,604.00	19,612.94	23,991.06		43,604.00	100.00%	-	2,180.20
4	Concrete Slabs	2,199.00		2,199.00	1,099.50	866.32		1,965.82	89.40%	233.18	98.28
5	Rough Carpentry	7,915.00		7,915.00	1,245.62	6,669.38		7,915.00	100.00%	-	395.76
6	Joint Sealants	1,099.00		1,099.00	327.93	549.50		877.43	79.84%	221.57	43.87
7	Doors	1,924.00		1,924.00	-	1,099.43		1,099.43	57.14%	824.57	54.97
8	Overhead Doors	7,146.00		7,146.00	-	-		-	0.00%	7,146.00	-
9	Sheetrock	10,994.00		10,994.00	-	-		-	0.00%	10,994.00	-
10	Resilient Flooring	36,581.00		36,581.00	-	-		-	0.00%	36,581.00	-
11	Painting	19,789.00		19,789.00	-	-		-	0.00%	19,789.00	-
12	Fire Sprinklers	36,829.00		36,829.00	3,847.81	17,629.55		21,477.35	58.32%	15,351.65	1,073.87
13	Plumbing	38,358.00		38,358.00	-	27,484.18		27,484.18	71.65%	10,873.84	1,374.21
14	HVAC	120,479.00		120,479.00	12,047.90	-		12,047.90	10.00%	108,431.10	602.40
15	Electrical	164,335.00		164,335.00	10,281.24	54,002.92		64,284.18	39.12%	100,050.84	3,214.21
16	Change Order #1		19,190.68	19,190.68	-	19,190.68		19,190.68	100.00%	-	959.53
				-	-	-		-	0.00%	-	-
	TOTAL W/O TAX	504,796.00	19,190.68	523,986.68	50,827.47	154,357.70	-	205,185.16	39.16%	318,801.50	10,259.26

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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:

The Wave TI  
525 West 1<sup>st</sup> Avenue  
Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$160,377.66 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 \$160,377.66 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: \_\_\_\_\_

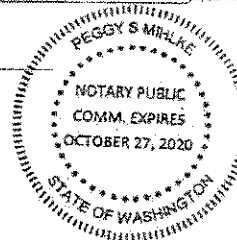
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





BAKER  
CONSTRUCTION  
& DEVELOPMENT, INC.

Baker Construction and Development, Inc  
2711 East Sprague Avenue  
Spokane, Washington 99202  
United States

Printed on Tue Oct 26, 2021 at 02:47 pm PDT

Job #: 20.8148 South 107 Multifamily  
107 South Howard Street  
Spokane Washington. 99201

## Change Orders: Prime Contract (5)

Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Prime Contract #20.8148	005	0	CE #053 - Change Order #5	03/09/21	Black Enterprises	Unassigned		03/09/21	Approved	(\$74,954.06)
Prime Contract #20.8148	004	0	Change order #4 Blinds and misc. plumbing/electrical	02/02/21	Black Enterprises	Unassigned		02/02/21	Approved	\$55,192.60
Prime Contract #20.8148	003	0	Change order #03	11/25/20	Black Enterprises	Unassigned		11/25/20	Approved	\$106,446.43
Prime Contract #20.8148	002	0	CE #014 - Change order #2	08/26/20	Black Enterprises	Unassigned		08/26/20	Approved	\$85,986.19
Prime Contract #20.8148	001	0	CE #007 - Electrical Heating	06/24/20	Black Enterprises	Unassigned		08/26/20	Approved	\$46,000.00
Total:										\$218,671.16



**PCCO #001**

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

**Project:** 20.8148 - South 107 Multifamily  
107 South Howard Street  
Spokane, Washington 99201

## Prime Contract Change Order #001: CE #007 - Electrical Heating

<b>TO:</b>	<b>Black Enterprises</b> 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	<b>FROM:</b>	<b>Baker Construction</b> 2711 East Sprague Avenue Spokane, Washington 99202
<b>DATE CREATED:</b>	6/24/2020	<b>CREATED BY:</b>	Nate Long (Baker Construction)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>REQUEST RECEIVED FROM:</b>		<b>LOCATION:</b>	
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	08/26/2020
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>REFERENCE:</b>		<b>CHANGE REASON:</b>	No Change Reason
<b>PAID IN FULL:</b>	No	<b>EXECUTED:</b>	No
<b>ACCOUNTING METHOD:</b>	Amount Based	<b>SCHEDULE IMPACT:</b>	
<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>			
<b>FIELD CHANGE:</b>	No	<b>CONTRACT FOR:</b>	20.8148:South 107 Multifamily
		<b>TOTAL AMOUNT:</b>	\$46,000.00

**DESCRIPTION:**

CE #007 - Electrical Heating

Electrical Fireplaces - \$22,000 (Confirmed in 6/17/20 meeting)

Fan with heat lamp - \$24,000 (Original fans \$228 each, Upgraded fans \$325 each)

Total Change Order - \$46,000

**ATTACHMENTS:**

**CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount
1	18-001.S Change Order #1.Subcontract	Electrical Heating	\$46,000.00
<b>Grand Total:</b>			<b>\$46,000.00</b>

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$4,178,406.00
The contract sum will be increased by this Change Order in the amount of	\$46,000.00
The new contract sum including this Change Order will be	\$4,224,406.00
The contract time will not be changed by this Change Order.	



**PCCO #001**



**PCCO #002**

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

**Project:** 20.8148 - South 107 Multifamily  
107 South Howard Street  
Spokane, Washington 99201

## Prime Contract Change Order #002: CE #014 - Change order #2

<b>TO:</b>	<b>Black Enterprises</b> 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	<b>FROM:</b>	<b>Baker Construction</b> 2711 East Sprague Avenue Spokane, Washington 99202
<b>DATE CREATED:</b>	8/26/2020	<b>CREATED BY:</b>	Jon Spilker (Baker Construction)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>REQUEST RECEIVED FROM:</b>		<b>LOCATION:</b>	
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	08/26/2020
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>REFERENCE:</b>		<b>CHANGE REASON:</b>	No Change Reason
<b>PAID IN FULL:</b>	No	<b>EXECUTED:</b>	No
<b>ACCOUNTING METHOD:</b>	Amount Based	<b>SCHEDULE IMPACT:</b>	
<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>			
<b>FIELD CHANGE:</b>	No	<b>CONTRACT FOR:</b>	20.8148:South 107 Multifamily
		<b>TOTAL AMOUNT:</b>	\$85,986.19

**DESCRIPTION:**

CE #014 - Change order #2

Fire Sprinkler Cages:\$1382

Countertop upgrade and Blackrock pulls: -625

Tile backsplash: \$6500

Structural steel added at openings: \$27,690

Exterior south wall fix: \$14,600

Painting the south side paint per elevation provided: \$26,000

Paint the two exterior Horizontal cornices: \$3000

Total: \$78,547

**ATTACHMENTS:**

**CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount
1	18-002.S Change Order #2.Subcontract		\$78,547.00
<b>Subtotal:</b>			<b>\$78,547.00</b>
Insurance (1.00% Applies to all line item types.):			\$785.47
B&O Tax (≈ 0.47% Applies to all line item types.):			\$369.96
OH&P (8.00% Applies to all line item types.):			\$6,283.76
<b>Grand Total:</b>			<b>\$85,986.19</b>



**PCCO #002**

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The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$46,000.00
The contract sum prior to this Change Order was	\$4,224,406.00
The contract sum will be increased by this Change Order in the amount of	\$85,986.19
The new contract sum including this Change Order will be	\$4,310,392.19
The contract time will not be changed by this Change Order.	

**Shane Mercier (Mercier Architecture & Plannin)**

PO Box 2771  
Post Falls, Idaho 83854

**Black Enterprises**

801 West Riverside Avenue Suite #300  
Spokane, Washington 99201

**Baker Construction**

2711 East Sprague Avenue  
Spokane, Washington 99202

---

SIGNATURE DATE

---

SIGNATURE DATE

---

SIGNATURE DATE



**PCCO #003**

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

**Project:** 20.8148 - South 107 Multifamily  
107 South Howard Street  
Spokane, Washington 99201

## Prime Contract Change Order #003: Change order #03

<b>TO:</b>	<b>Black Enterprises</b> 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	<b>FROM:</b>	<b>Baker Construction</b> 2711 East Sprague Avenue Spokane, Washington 99202
<b>DATE CREATED:</b>	11/25/2020	<b>CREATED BY:</b>	Jon Spilker (Baker Construction)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>REQUEST RECEIVED FROM:</b>		<b>LOCATION:</b>	
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	11/25/2020
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>REFERENCE:</b>		<b>CHANGE REASON:</b>	No Change Reason
<b>PAID IN FULL:</b>	No	<b>EXECUTED:</b>	No
<b>ACCOUNTING METHOD:</b>	Amount Based	<b>SCHEDULE IMPACT:</b>	
<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>			
<b>FIELD CHANGE:</b>	No	<b>CONTRACT FOR:</b>	20.8148:South 107 Multifamily
		<b>TOTAL AMOUNT:</b>	\$106,446.43

### DESCRIPTION:

#### CE #017 - Sump Pump Fire Riser Room

Add 3 phase sump pump in Fire Riser room  
Concrete cutting and removal by others  
Controls by others

#### CE #018 - Sump Pump Plumbing

Install 3" pump in basement for backflow devices in pit.  
GC to pour pit and wiring by others  
Need approx 80 ft of 3" copper to tie into a 4" sewer line

#### CE #019 - Mailboxes

Supply and install 4 C Horizontal Mailbox Units - color bronze  
2 ea. 3816d-20ZFU - 20 unit - 2 parcel  
1 ea. 3816D-10ZFU - 10 unit - 4 parcel

#### CE #021 - Frame/Drywall Changes

##### COR #003

2 Hour rated shaft at all levels - price adjusted by deleting the Storage 212 east wall - All 5 levels  
Electrical Room clean up - frame and drywall with tape coat  
Storage Room clean up

##### COR #004

Roof/Ceiling patches - 3 ea. spots about 4'x4' with an overlay patch - frame, hang, tape  
Hall 611 clean up - ceiling and top of wall condition with a soffit/ceiling - above vault area - frame, hang, tape  
6th floor elevator lobby/top of stairway - added ceiling framing and drywall work  
Patch all existing exterior plaster walls on 6th floor - includes extensive work at 10' level and a complete putty coat of entire surface

#### CE #023 - Water Main Change

Change water service from 3" on the drawing to 4" as per the city water department  
Add extra 4" double check valve





Add 11/4" double check valve basement  
 Add 11/4" pressure reducing valve  
 Add 2" pressure reducing valve for floors 1 and 2

CE #024 - Reroute Roof Drain

Reroute 3" roof drain to the new sewer line that exits the building, per City requirements

CE #025 - Drywell Added Trenching

Trench 8" deep instead of 4" due to where rain leader comes into building  
 Replace unsuitable dirt  
 Add cleanout

8 hrs of overtime for each of the 4 workers

CE #027 - Add Fencing

Supply and install approximately 190 LF x 6' black heavy chain link fence  
 Includes 1 ea. walk gate

CE #029 - 4th Floor Drywall Repairs

Patch and repair existing exterior walls at 4th floor units

CE #030 - Hallways/Elevator Lobby Patch

Patch existing plaster walls in the East Hallways and Elevator Lobbies

CE #031 - 3rd Floor Ext. Wall Patch

Patch exterior existing walls at 3rd floor units

**ATTACHMENTS:**

[DSI COP #8 3rd floor exterior wall patch.pdf](#), [RFC 150 Extra Trench Digging Revised 2.pdf](#), [co 14 3" roof drain line relocate per city inspector.pdf](#), [CHANGE ORDER PER CITY WATER DEPARTMENT CHANGE WATER MAIN FROM 3" TO 4".xls](#), [20201013075718.pdf](#), [20-09-02 - Mailbox Quote.pdf](#), [CHANGE ORDER INSTALL SUNP PUMP IN PIT BY GENERAL CONTRACTOR.xls](#)

**CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
1	18-003.S Change Order #3.Subcontract	Sump Pump	\$1,418.00	\$6.66	\$14.18	\$113.44	\$1,552.28
2	18-003.S Change Order #3.Subcontract	Sump Pump Plumbing	\$10,721.00	\$50.39	\$107.21	\$857.68	\$11,736.28
3	18-003.S Change Order #3.Subcontract	Mailboxes	\$7,600.00	\$35.72	\$76.00	\$608.00	\$8,319.72
4	18-003.S Change Order #3.Subcontract	COR #003	\$18,450.00	\$86.72	\$184.50	\$1,476.00	\$20,197.22
5	18-003.S Change Order #3.Subcontract	COR #004	\$9,179.00	\$43.14	\$91.79	\$734.32	\$10,048.25
6	18-003.S Change Order #3.Subcontract	Water Main Change	\$16,052.00	\$75.44	\$160.52	\$1,284.16	\$17,572.12
7	18-003.S Change Order #3.Subcontract	Reroute Roof Drain	\$1,922.00	\$9.03	\$19.22	\$153.76	\$2,104.01
8	18-003.S Change Order #3.Subcontract	Drywell Added Trenching	\$10,902.00	\$51.24	\$109.02	\$872.16	\$11,934.42
9	18-003.S Change Order #3.Subcontract	Fencing	\$7,681.00	\$36.10	\$76.81	\$614.48	\$8,408.39
10	18-003.S Change Order #3.Subcontract	4th Floor Drywall Repairs	\$3,100.00	\$14.57	\$31.00	\$248.00	\$3,393.57
11	18-003.S Change Order #3.Subcontract	Hallways/Elevator Lobby Patch	\$7,260.00	\$34.12	\$72.60	\$580.80	\$7,947.52



**PCCO #003**

#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
12	18-003.S Change Order #3.Subcontract	3rd Floor Ext. Wall Patch	\$2,953.00	\$13.88	\$29.53	\$236.24	\$3,232.65
<b>Subtotal:</b>			<b>\$97,238.00</b>	<b>\$457.01</b>	<b>\$972.38</b>	<b>\$7,779.04</b>	<b>\$106,446.43</b>
<b>Grand Total:</b>							<b>\$106,446.43</b>

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$131,986.19
The contract sum prior to this Change Order was	\$4,310,392.19
The contract sum will be increased by this Change Order in the amount of	\$106,446.43
The new contract sum including this Change Order will be	\$4,416,838.62
The contract time will not be changed by this Change Order.	

**Shane Mercier (Mercier Architecture & Plannin)**  
 PO Box 2771  
 Post Falls, Idaho 83854

**Black Enterprises**  
 801 West Riverside Avenue Suite #300  
 Spokane, Washington 99201

**Baker Construction**  
 2711 East Sprague Avenue  
 Spokane, Washington 99202

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



**PCCO #004**

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

**Project:** 20.8148 - South 107 Multifamily  
107 South Howard Street  
Spokane, Washington 99201

## Prime Contract Change Order #004: Change order #4 Blinds and misc. plumbing/electrical

<b>TO:</b>	<b>Black Enterprises</b> 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	<b>FROM:</b>	<b>Baker Construction</b> 2711 East Sprague Avenue Spokane, Washington 99202
<b>DATE CREATED:</b>	2/02/2021	<b>CREATED BY:</b>	Jon Spilker (Baker Construction)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>REQUEST RECEIVED FROM:</b>		<b>LOCATION:</b>	
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	02/02/2021
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>REFERENCE:</b>		<b>CHANGE REASON:</b>	Client Request
<b>PAID IN FULL:</b>	No	<b>EXECUTED:</b>	No
<b>ACCOUNTING METHOD:</b>	Amount Based	<b>SCHEDULE IMPACT:</b>	
<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>			
<b>FIELD CHANGE:</b>	No	<b>CONTRACT FOR:</b>	20.8148:South 107 Multifamily
		<b>TOTAL AMOUNT:</b>	\$55,192.60

### DESCRIPTION:

CE #035 - Stairwell & 2nd Floor Drywall Patch  
Patch existing exterior walls in units on the 2nd floor  
Patch portions of existing stairway - most completed on 6th floor towards top

CE #040 - Employee Basement Plumbing Fixtures  
Install new plumbing fixtures for employee basement

CE #041 - Reconnect 2" Water Service  
Connect existing 2" water meter to restrooms in basement, per City requirements.

CE #042 - Temp power and manipulation of the FA system for the wave

CE #046 - (no title)  
Blinds from Miller and install  
\$30,935  
install at \$2,415

Total: \$33,350

### ATTACHMENTS:

[change order reconnect 2" meter to old restrooms.pdf](#), [CO 16 NEW PLUMBING FIXTURES IN BASEMENT EMPLOYEES .xls](#), [DSI COP #9 2nd floor exterior wall patch - stairway.pdf](#)

### CHANGE ORDER LINE ITEMS:



**PCCO #004**

#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
1	18-004.S Change Order #4.Subcontract	Stairwell & 2nd Floor Drywall Patch	\$2,361.00	\$11.10	\$23.61	\$188.88	\$2,584.59
2	18-004.S Change Order #4.Subcontract	Employee Basement Plumbing Fixtures	\$2,749.00	\$12.92	\$27.49	\$219.92	\$3,009.33
3	18-004.S Change Order #4.Subcontract	Reconnect 2" Water Service	\$1,997.00	\$9.39	\$19.97	\$159.76	\$2,186.12
4	18-004.S Change Order #4.Subcontract	FA system for the wave	\$9,961.00	\$46.82	\$99.61	\$796.88	\$10,904.31
5	18-004.S Change Order #4.Subcontract	Blinds and install	\$33,350.00	\$156.75	\$333.50	\$2,668.00	\$36,508.25
<b>Subtotal:</b>			<b>\$50,418.00</b>	<b>\$236.98</b>	<b>\$504.18</b>	<b>\$4,033.44</b>	<b>\$55,192.60</b>
<b>Grand Total:</b>							<b>\$55,192.60</b>

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$238,432.62
The contract sum prior to this Change Order was	\$4,416,838.62
The contract sum will be increased by this Change Order in the amount of	\$55,192.60
The new contract sum including this Change Order will be	\$4,472,031.22
The contract time will not be changed by this Change Order.	

**Shane Mercier (Mercier Architecture & Plannin)**  
 PO Box 2771  
 Post Falls, Idaho 83854

**Black Enterprises**  
 801 West Riverside Avenue Suite #300  
 Spokane, Washington 99201

**Baker Construction**  
 2711 East Sprague Avenue  
 Spokane, Washington 99202

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE





**PCCO #005**

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

Project: 20.8148 - South 107 Multifamily  
107 South Howard Street  
Spokane, Washington 99201

## Prime Contract Change Order #005: CE #053 - Change Order #5

TO:	<b>Black Enterprises</b> 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	FROM:	<b>Baker Construction</b> 2711 East Sprague Avenue Spokane, Washington 99202
DATE CREATED:	3/09/2021	CREATED BY:	Jon Spilker (Baker Construction)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	03/09/2021
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	No Change Reason
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20.8148:South 107 Multifamily
		TOTAL AMOUNT:	(\$74,954.06)

### DESCRIPTION:

#### CE #053 - Change Order #5

Change order #5 Savings to the original contract  
Savings include  
General Conditions  
Acoustical ceilings  
Casework  
Flooring  
HVAC

Killing the 2" water service on Howard is worth \$11,572.00 by Corridor contractors

### ATTACHMENTS:

### CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	18-005.S Change Order #5.Subcontract	Savings to the original contract	\$(74,954.06)
Grand Total:			\$(74,954.06)

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$293,625.22
The contract sum prior to this Change Order was	\$4,472,031.22
The contract sum will be decreased by this Change Order in the amount of	(\$74,954.06)
The new contract sum including this Change Order will be	\$4,397,077.16
The contract time will not be changed by this Change Order.	



**PCCO #005**

**Shane Mercier (Mercier Architecture & Plannin)**  
PO Box 2771  
Post Falls, Idaho 83854

**Black Enterprises**  
801 West Riverside Avenue Suite #300  
Spokane, Washington 99201

**Baker Construction**  
2711 East Sprague Avenue  
Spokane, Washington 99202

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