

Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

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

CC: Lawrence B Stone Properties #901, LLC

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

Wednesday, July 23, 2024

RE: Application for Special valuation as Historic Property

Enclosed please find the application received July 23, 2024, from:

Lawrence B Stone Properties #901, LLC

For the property at:

901 West Broadway Avenue
Spokane, WA
County Parcel ID: 35183.1432

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2026. Specifically, applications received by October 30, 2024, will be:

- Reviewed by the Historical Preservation Office in calendar year 2024.
- Once approved the exemption is placed on the 2025 assessment roll for
- 2026 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: 10227306

I. Application

County: Spokane

Property Owner: Lawrence B Stone Properties #901, LLC Parcel No./Account No: 35183.1432

Mailing Address: PO Box 3949, Spokane WA 99220-3949

E-Mail Address: bradley@lbstoneproperties.com Phone Number: 509-343-9082

Legal Description: POSTS ADD RES & EXT LT 1 BLK 12

Property Address (Location): 901 W Broadway Ave

Describe Rehabilitation: Work involved demolishing the improvements made by former occupants including demolishing interior stairways, walls, plumbing, HVAC, electrical systems, ceilings, and floors. Design Fees for future tenant improvements.

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

Building Permit No: n/a Date: n/a Jurisdiction: Spokane/Spokane
County/City

Rehabilitation Started: 6/24/2022 Date Completed: 6/1/2023

Actual Cost of Rehabilitation: \$ 434,667.52

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):

Lawrence B. Stone

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: \$ 1,453,100

Date: 07/22/2024

[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 0035e (w) (2/9/12)

I/WE Bradley Stinebaugh
The undersigned, swear that the costs for rehabilitating the property at
(address) 901 W. Broadway
commonly known as (historic name) Spokane Brewing and Malting
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 434,667.52.

Print Name DAVID ALLEN BOWERS
Residing at SPOKANE, WA
My Commission expires 10/29/2026

All of the work done for 901 W Broadway was completed on the interior of the building. The first step included conducting an environmental survey to identify any potential asbestos or hazardous materials. After the testing and report was concluded, an environmental abatement company was hired and they cleaned and properly disposed of the few issues that were identified in the survey report.

After all abatement work was complete and all environmental issues were properly taken care of, demolition work began on the interior. All non-structural elements were removed including walls, flooring, cabinets, countertops, HVAC ducting, plumbing lines, and electrical conduits. The old electrical panel was removed and power was disconnected from the building to prepare for the new office design.

Once all demolition work was complete an architect and engineering team was hired to design a new office building. A contractor was also hired to assist this pre-development process and pursue a design build strategy for completing the work. Plans were developed and partial construction drawings have been completed so far.

Additionally, an historic consultant was hired to evaluate and prepare a nomination to the Spokane Register of Historic Places. The consultant identified significant architectural features also provided advice for the future renovation of the building.

901 W Broadway
Summary of Expenses

<u>Month/Year</u>	<u>Vendor</u>	<u>PO</u>	<u>Description</u>	<u>Amount</u>	<u>Check #</u>
7/1/2022	Payroll Expense	n/a	Admin overhead	\$ 2,329.42	n/a
8/1/2022	Payroll Expense	n/a	Admin overhead	\$ 2,341.82	n/a
9/1/2022	Payroll Expense	n/a	Admin overhead	\$ 1,813.10	n/a
10/1/2022	Payroll Expense	n/a	Admin overhead	\$ 5,415.48	n/a
11/1/2022	Payroll Expense	n/a	Admin overhead	\$ 4,441.50	n/a
12/1/2022	Payroll Expense	n/a	Admin overhead	\$ 5,613.85	n/a
3/1/2023	Payroll Expense	n/a	Admin overhead	\$ 1,177.56	n/a
7/1/2023	Payroll Expense	n/a	Admin overhead	\$ 746.45	n/a
1/24/2024	Payroll Expense	n/a	Admin overhead	\$ 819.47	n/a
6/29/2022	Baily & Son Construction	8740	Demolition of Interior	\$ 30,000.00	226
8/3/2022	Baily & Son Construction	8740	Demolition of Interior	\$ 56,110.00	234
9/8/2022	Baily & Son Construction	8890	Demolition of Interior	\$ 3,270.00	244
9/1/2022	Summit Electric	8849	Construction Plug Ins	\$ 545.00	243
8/30/2022	Swinerton Builders	8961	Pre-Construction Design Build Services	\$ 49,471.94	241
10/27/2022	Swinerton Builders	8961	Pre-Construction Design Build Services	\$ 39,758.23	251
3/4/2023	Swinerton Builders	8961	Pre-Construction Design Build Services	\$ 106,808.75	265
3/7/2023	Swinerton Builders	8961	Pre-Construction Design Build Services	\$ 63,505.68	266
3/30/2023	Swinerton Builders	8961	Pre-Construction Design Build Services	\$ 57,099.27	272
4/13/2023	Jim Kolva		Spokane nomination register preperation	\$ 2,500.00	273
5/18/2023	NEXUS Operating	9816	Foundation Wall Envelope and Recommendations	\$ 900.00	278
Total				\$ 434,667.52	
				-\$30,000 outside of Jul22-Jul24	
				\$404,667.52	

Spokane Brewing & Malting Company Building Before Photos





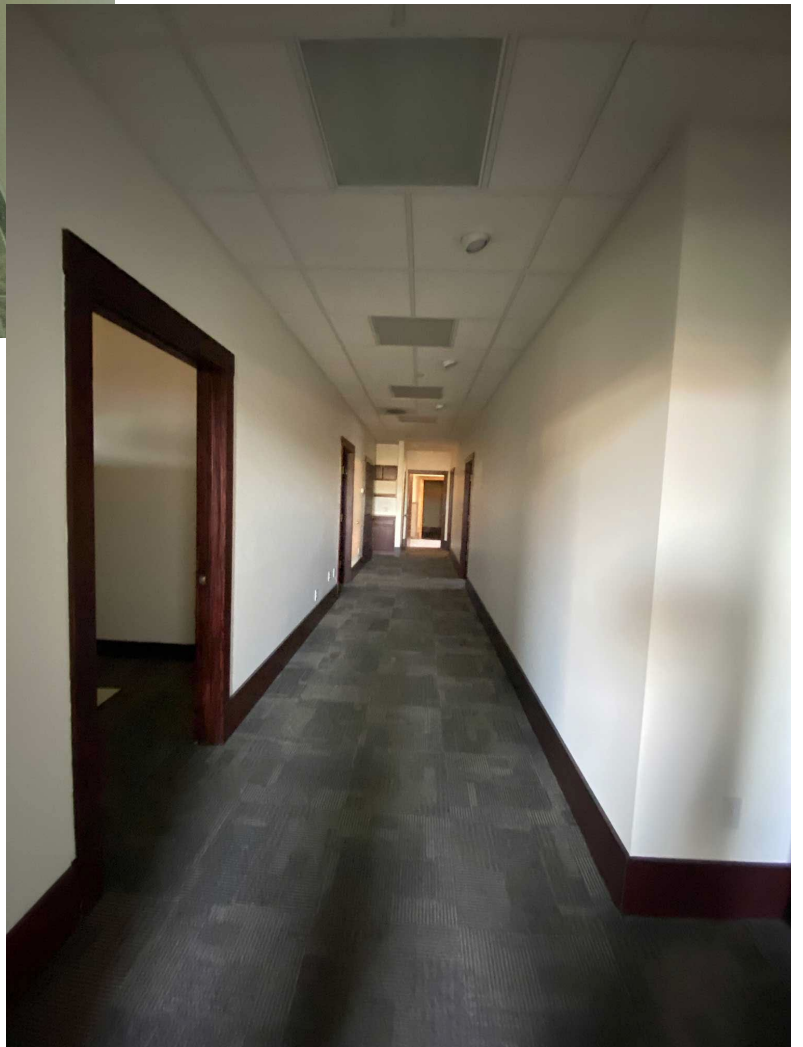












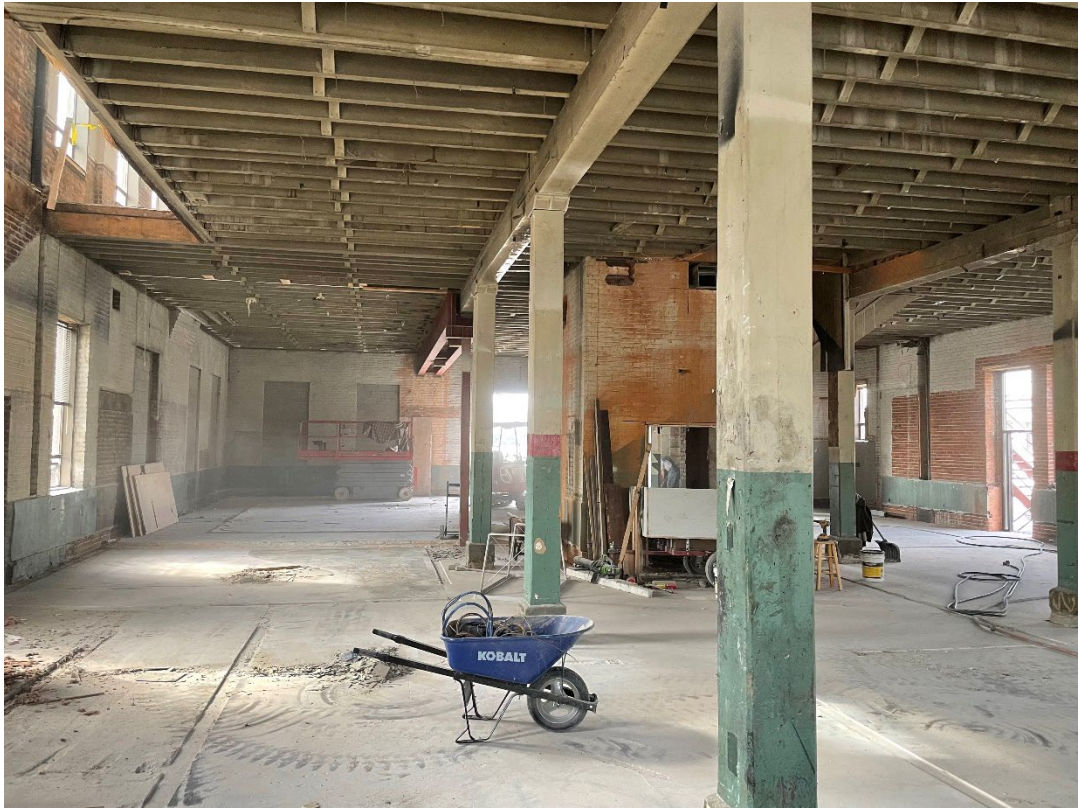
Spokane Brewing & Malting Company Building After Photos















Lawrence B Stone Properties #901, LLC

901 W Broadway
PO Box 3949
Spokane, WA 99220-3949

Bank of America
Spokane, WA
19-2/1250 WA

22606/29/2022

PAY TO THE

ORDER OF Bailey & Son Construction, Inc***** THIRTY THOUSAND AND 00/100 DOLLARS**\$30,000.00****

Bailey & Son Construction, Inc
PO Box 30550
Spokane, WA 99223

Authorized SignatureAuthorized Signature

⑈000226⑈ ⑆125000024⑆ 138110458294⑈

DATE:06/29/2022 CK#:226 TOTAL:\$30,000.00** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	426 - 06/01/2022	Demolition of Interior Building Area	30,000.00
				<u>30,000.00</u>

DATE:06/29/2022 CK#:226 TOTAL:\$30,000.00** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	426 - 06/01/2022	Demolition of Interior Building Area	30,000.00
				<u>30,000.00</u>

Due: 6/29
Mail: 6/29

INVOICE

Customer ID:

Bailey and son inc
PO BOX 30550
SPOKANE WA 99223
509-991-9521

ENTERED JUN 27 2022

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

234

08/03/2022

PAY TO THE

\$56,110.00**

ORDER OF Bailey & Son Construction, Inc

**** FIFTY SIX THOUSAND ONE HUNDRED TEN AND 00/100 DOLLARS

Bailey & Son Construction, Inc
PO Box 30550
Spokane, WA 99223

Authorized Signature

Authorized Signature

⑈000234⑈ ⑆125000024⑆ 138110458294⑈

DATE:08/03/2022 CK#:234 TOTAL:\$56,110.00** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	401 - 07/26/2022	Demolition of Interior Building Area	44,000.00
901	1900-2000	401 - 07/26/2022	CO: Added Cost for Blown-in Insulati	5,000.00
901	1900-2000	401 - 07/26/2022	Invoice 426 \$30,000.00 Deposit - Sales Tax	2,700.00
901	1900-2000	401 - 07/26/2022	Invoice 401 \$49,000.00 - Sales Tax	4,410.00
				<hr/> 56,110.00

DATE:08/03/2022 CK#:234 TOTAL:\$56,110.00** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	401 - 07/26/2022	Demolition of Interior Building Area	44,000.00
901	1900-2000	401 - 07/26/2022	CO: Added Cost for Blown-in Insulati	5,000.00
901	1900-2000	401 - 07/26/2022	Invoice 426 \$30,000.00 Deposit - Sales Tax	2,700.00
901	1900-2000	401 - 07/26/2022	Invoice 401 \$49,000.00 - Sales Tax	4,410.00
				<hr/> 56,110.00

Due:

Mail:

8/25
8/25

RECEIVED JUL 27 2022

invoice

Bailey's Construction

7/26/2022

invoice # 401

Customer ID:

To:

From:

LB STONE
2800 E MAIN/PO BOX 3949
SPOKANE, WA 99220
509-343-9081

Bailey and son inc
PO BOX 30550
SPOKANE WA 99223
509-991-9521

week of	Job	Payment Terms	Due Date
	901 Broadway	Due upon receipt	Net 10th

Qty	Description	Unit Price	Line Total
3.00	demo and remove interior walls strip floors to sub floor and strip ceilings down to joices	\$ 16,000.00	\$ 48,000.00
1.00	glued down carpet removal and vct tile removal	6,000.00	6,000.00
1.00	take out stairs and save oak and remove other half of upstairs	20,000.00	20,000.00
1.00	remove second ceillin upstairs and blown fiberglass insulation	5,000.00	5,000.00
	drawl ahead paid		79,000.00
			ck # 226 6/29/22 <30,000.00>
			49,000.00
			79,000.00 X 9% tax 7,110.00
			\$ 56,110.00

Subtotal

\$ 49,000.00

Sales Tax

\$ 7,031.00

\$ 56,031.00

Make all checks payable to Bailey's Construction

Thank you for your business!

ADDRESS/BLDG

901 W. Broadway

LOC#

901

POB

9740 #887P

APP FOR PMT

OK'D

ACCT#/CLASS

AMOUNT

1900-2000 \$ 56,110.00

ENTERED AUG 03 2022

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

241

08/30/2022

PAY TO THE

ORDER OF Swinerton Builders

\$49,471.94**

***** FORTY NINE THOUSAND FOUR HUNDRED SEVENTY ONE AND 94/100 DOLLARS

Swinerton Builders
1005 W. 9th Ave.
Spokane, WA 99204

Authorized Signature

Authorized Signature

⑈000241⑈ ⑆125000024⑆ 138110458294⑈

DATE:08/30/2022 CK#:241 TOTAL:\$49,471.94** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #1 - 08/05/2022	Pre-Construction Design Build Servic	45,387.10
901	1900-3000	Appl #1 - 08/05/2022	Sales Tax	4,084.84
				<hr/> 49,471.94

DATE:08/30/2022 CK#:241 TOTAL:\$49,471.94** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #1 - 08/05/2022	Pre-Construction Design Build Servic	45,387.10
901	1900-3000	Appl #1 - 08/05/2022	Sales Tax	4,084.84
				<hr/> 49,471.94

Due: 9/2
Mail: 9/2
9/12

RECEIVED AUG 2 2 2022

APPLICATION AND CERTIFICATE FOR PAYMENT

MODIFIED AIA DOCUMENT G702

TO OWNER:
B Stone Properties Group
ATTENTION: Wes Southwick
800 E Main Ave
Spokane, WA 99202

PROJECT NAME: LB Stone 901 TI - Preconstruction
OWNER PROJECT No.: 22290007
SWINERTON JOB No.: 22290007

APPLICATION No.: 1
Progress Billing #001 - July

Distribution to:
☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

APPLICATION DATE: 8/5/22

FROM CONTRACTOR:
SWINERTON BUILDERS NW, INC
005 W 9th Ave,
Spokane, WA 99204

ARCHITECT: BCRA
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

CONTRACT DATE: 7/13/22

PURCHASE ORDER NUMBER: DBIA 530

CONTRACTOR'S APPLICATION FOR PAYMENT

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

ORIGINAL CONTRACT SUM		\$398,879.00
NET CHANGE BY CHANGE ORDERS		\$0.00
CONTRACT SUM TO DATE (Line 1 + 2)		\$398,879.00
TOTAL COMPLETED & STORED TO DATE (Column G on G703)		\$45,387.10
RETAINAGE:		
a. 0.00% of Completed Work (Column D + E on G703)	\$0.00	
b. 0.00% of Stored Material (Column F on G703)	\$0.00	
TOTAL RETAINAGE (Lines 5a + 5b or Total in Column I on G703)		\$0.00
TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$45,387.10
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 From Prior Certificate)	\$0.00	
CURRENT PAYMENT DUE - NO SALE TAX		\$45,387.10 ✓
WASHINGTON STATE SALES TAX 9.00%		\$4,084.84 ✓
CURRENT PAYMENT DUE WITH SALES TAX		\$49,471.94 ✓
BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)		\$353,491.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner.	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
Totals	\$0.00	\$0.00
Net Changes by Change Order.	\$0.00	

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

CONTRACTOR: Swinerton Builders

BY: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn before me this _____ day of _____, 2016

Notary Public: _____

My Commission Expires: _____

OWNER'S CERTIFICATE

In accordance with the Contract Documents, comprising the Architect's knowledge and quality of the Work, the undersigned Owner hereby certifies that the Work is entitled to payment.

AMOUNT CERTIFIED
(Attach explanation of figures on the Application for Payment to conform to the amount certified.)

ARCHITECT: _____

By: _____

This Certificate is given without prejudice to the Contractor's right to file a claim for payment of the amount certified.

901 W. Broadway
Wes 901 PO# 8961
APP FOR PAY 8/30/22
ACCT# 1900-3000 \$49,471.94
ENTERED AUG 30 2022

CONTINUATION SHEET

MODIFIED AIA DOCUMENT G703

NO Retainage

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION No.: 1
APPLICATION DATE: 8/5/22
PERIOD TO: Jul-22
ARCHITECT PROJ. No.: 22068
OWNER PROJECT No.: 22290007
OWNER CONTRACT No.: DBIA 530

A LINE NO. Cost Code	B DESCRIPTION OF WORK	C SCHEDULED VALUE	WORK COMPLETED		F STORED MATERIALS	G		H BALANCE TO FINISH	I RETAINAGE 0%
			PREVIOUS APPLICATIONS	WORK IN PLACE (Current)		TOTAL COMPLETE AND STORED TO DATE	% G / C		
1	Architectural Design Build Services	170,600.00	0.00	18,901.40	0.00	18,901.40	11.08%	151,698.60	0.00
2	Mechanical Design Build Services	34,900.00	0.00	0.00	0.00	0.00	0.00%	34,900.00	0.00
3	Electrical Design Build Services	26,400.00	0.00	0.00	0.00	0.00	0.00%	26,400.00	0.00
4	Fire Suppression Design Build Services	13,500.00	0.00	0.00	0.00	0.00	0.00%	13,500.00	0.00
5	Swinerton Design Buld Services	122,208.00	0.00	24,274.00	0.00	24,274.00	19.86%	97,934.00	0.00
6	Design Contingency	12,270.00	0.00	0.00	0.00	0.00	0.00%	12,270.00	0.00
SUBTOTAL COST OF WORK		379,878.00	0.00	43,175.40	0.00	43,175.40	11.37%	336,702.60	0.00
7	Insurance	6,470.00	0.00	759.89	0.00	759.89	11.74%	5,710.11	0.00
8	FEE	10,661.00	0.00	1,230.50	0.00	1,230.50	11.54%	9,430.50	0.00
9	B&O Tax	1,870.00	0.00	221.31	0.00	221.31	11.83%	1,648.69	0.00
TOTAL		398,879.00	0.00	45,387.10	0.00	45,387.10	11.38%	353,491.90	0.00
OWNER CHANGE ORDERS									
	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order #2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order #3	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order #4	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order #5	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
TOTAL		398,879.00	0.00	45,387.10	0.00	45,387.10	0.11	353,491.90	0.00

+9% tax 4,084.04
49,471.94

901 W Broadway Pre-Construction Design					
Schedule of Values #901					
Swinerton Builders PO 8961		GL 1900-3000	INVOICE #	Balance Due	% Complete
Contract Description		Scheduled Value Total	Appl #1 8/5/22		
1	Architectural Design Build Services	170,600.00	18,901.40	151,698.60	11.08%
2	Mechanical Design Build Services	34,900.00	-	34,900.00	0.00%
3	Electrical Design Build Services	26,400.00	-	26,400.00	0.00%
4	Fire Suppression Design Build Services	13,500.00	-	13,500.00	0.00%
5	Swinerton Design Build Services	122,208.00	24,274.00	97,934.00	19.86%
6	Design Contingency	12,270.00	-	12,270.00	0.00%
7	Insurance	6,470.00	759.89	5,710.11	11.74%
8	FEE	10,661.00	1,230.50	9,430.50	11.54%
9	B&O Tax	1,870.00	221.31	1,648.69	11.83%
Original Contract Total		398,879.00	45,387.10		
				0.00	0.00%
Change Orders Total		-	-		

Sub-Total	\$	398,879.00	\$	45,387.10	\$	353,491.90
No Retainage				-	\$	-
Sub-Total		-	\$	45,387.10	\$	-

Sales Tax	9.0%	\$	35,899.11	\$	4,084.84
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Total Due	\$	434,778.11	\$	49,471.94	\$	353,491.90
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Total Paid	-	\$ (49,471.94)
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Conditional Lien Release	\$ 49,471.94
Unconditional Lien Release	

(Over) / Under Paid	-
Withheld Retainage:	\$ -

Total Withheld Retainage:	\$ -
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Wes Southwick

Signature

Date

Brad Stinebaugh

Signature

Date

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

243

09/01/2022

PAY TO THE

ORDER OF Summit Electric, LLC

**** FIVE HUNDRED FORTY FIVE AND 00/100 DOLLARS

\$545.00*****

Summit Electric, LLC
PO Box 3187
Post Falls, ID 83877

Authorized Signature

Authorized Signature

⑈000243⑈ ⑆125000024⑆ 138110458294⑈

DATE:09/01/2022 CK#:243 TOTAL:\$545.00***** BANK:BofA Checking Account(bofa-901)
PAYEE:Summit Electric, LLC(sum318)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	10957 - 08/24/2022	INSTALL OF CONSTRUCTION PLUG INS ON	500.00
901	1900-2000	10957 - 08/24/2022	Sales Tax	45.00
				<hr/> 545.00

DATE:09/01/2022 CK#:243 TOTAL:\$545.00***** BANK:BofA Checking Account(bofa-901)
PAYEE:Summit Electric, LLC(sum318)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	10957 - 08/24/2022	INSTALL OF CONSTRUCTION PLUG INS ON	500.00
901	1900-2000	10957 - 08/24/2022	Sales Tax	45.00
				<hr/> 545.00

Due: 9/24
Mail: 9/26

SUMMIT ELECTRIC LLC

PO Box 3187
Post Falls, ID 83877

RECEIVED AUG 26 2022

Invoice

Date	Invoice #
8/24/2022	10957

Bill To
LB Stone Properties Group PO Box 3949 Spokane, WA 99220-3949

P.O. No.	Terms	Project
PO# 8849-288	Due on receipt	

[illegible]



ORDER DATE: 7/27/2022

CONTACT/PHONE

QTY	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK			
1	4 Square Deep Metal Box			Install/Demo outlets on each floor and kill all other power.			
1	Double Gang Mudring 3/4"						
1	Double Decora Metal Plate						
2	20A GFCI-I			LABOR			
4	Romex			DATE	JOURNEYMAN	HOURS	
					Jeremy	2	
1	Total Bid Amount	\$500.00	\$500.00				
				DATE	APPRENTICE	HOURS	
					Jaxon	2	
				TOTAL JOURNEYMAN HRS		RATE	TOTAL
				2.00			\$0.00
				TOTAL APPRENTICE HRS		RATE	TOTAL
				2.00			\$0.00
				TOTAL LABOR		\$0.00	
				TOTAL MATERIALS		\$500.00	
				SUBTOTAL		\$500.00	
TOTAL MATERIALS			\$500.00	TAX			
Thank You!				BID TOTAL		\$500.00	

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

244

09/08/2022

PAY TO THE

ORDER OF Bailey & Son Construction, Inc

**** THREE THOUSAND TWO HUNDRED SEVENTY AND 00/100 DOLLARS

\$3,270.00***

Bailey & Son Construction, Inc
PO Box 30550
Spokane, WA 99223

Authorized Signature

Authorized Signature

⑈000244⑈ ⑆125000024⑆ 138110458294⑈

DATE:09/08/2022 CK#:244 TOTAL:\$3,270.00*** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	435 - 07/26/2022	Remove Blown in Insulation	3,000.00
901	1900-2000	435 - 07/26/2022	Sales Tax	270.00
				<hr/> 3,270.00

DATE:09/08/2022 CK#:244 TOTAL:\$3,270.00*** BANK:BofA Checking Account(bofa-901)
PAYEE:Bailey & Son Construction, Inc(bai305)

Property	Account	Invoice - Date	Description	Amount
901	1900-2000	435 - 07/26/2022	Remove Blown in Insulation	3,000.00
901	1900-2000	435 - 07/26/2022	Sales Tax	270.00
				<hr/> 3,270.00

Due:

Mail:

invoice

7/26/2022

invoice # 435

Customer ID:

To:

From:

LB STONE
2800 E MAIN/PO BOX 3949
SPOKANE, WA 99220
509-343-9081

Bailey and son inc
PO BOX 30550
SPOKANE WA 99223
509-991-9521

week of

Job

Payment Terms

Due Date

	901 broadway	Due upon receipt	Net 10th
--	--------------	------------------	----------

[illegible]

Subtotal

\$ 3,000.00

Sales Tax 9%

\$ ~~267.00~~

\$ ~~3,267.00~~

Make all checks payable to Bailey's Construction
Thank you for your business!

ADDRESS/BLOG

use an

2290

0.000000

PO# 0090

APP FOR PMT

OK'D M

ACCTWCLAS9

AMOUNTS

1.000 0.000

AMOUNT

1900 - 2000

00 432

[Return to the top of the page](#)

[Download the PDF](#)

100

ENTER

ED AUG 1

www.elsevier.com/locate/jmb

Lawrence B Stone Properties #901, LLC

901 W Broadway
PO Box 3949
Spokane, WA 99220-3949

Bank of America
Spokane, WA
19-2/1250 WA

251

10/27/2022

PAY TO THE

ORDER OF Swinerton Builders

\$39,758.23**

*** THIRTY NINE THOUSAND SEVEN HUNDRED FIFTY EIGHT AND 23/100 DOLLARS

Swinerton Builders
1005 W. 9th Ave.
Spokane, WA 99204

Authorized Signature

Authorized Signature

⑈000251⑈ ⑆125000024⑆ 138110458294⑈

DATE:10/27/2022 CK#:251 TOTAL:\$39,758.23** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #2 - 10/03/2022	Pre-Construction Design Build Servic	36,475.44
901	1900-3000	Appl #2 - 10/03/2022	Sales Tax	3,282.79
				<hr/> 39,758.23

DATE:10/27/2022 CK#:251
PAYEE:Swinerton Builder

Property	Account	Invoice - Date	Description	Amount
901	1900-3000		Pre-Construction Design Build Servic	36,475.44
901	1900-3000			3,282.79
				<hr/> 39,758.23

11.13.22

Nick -
Let us
Meet
Thanks

3-3-23
OK to Pay Now - WTS

count(bofa-901)

n

ruction Design Build Servic

1 ENTERED MAR 15 2023

Due: 11/16
Mail: 11/16
3/15

APPLICATION AND CERTIFICATE FOR PAYMENT

MODIFIED AIA DOCUMENT G702

RECEIVED OCT 21 2022

TO OWNER:
B Stone Properties Group
ATTENTION: Wes Southwick
800 E Main Ave
Spokane, WA 99202

PROJECT NAME:
LB Stone 901 TI - Preconstruction

OWNER PROJECT No.: 22290007
SWINERTON JOB No.: 22290007

FROM CONTRACTOR:
SWINERTON BUILDERS NW, INC
1005 W 9th Ave,
Spokane, WA 99204

ARCHITECT:
BCRA
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

PURCHASE ORDER NUMBER: DBIA 530

APPLICATION No.: 2
Progress Billing #002 - August & Sept

APPLICATION DATE: 10/3/22

CONTRACT DATE: 7/13/22

Distribution to:
☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

received Uncond. Waiver 10/2/22

CONTRACTOR'S APPLICATION FOR PAYMENT
Application is made for payment, as shown below, in connection with the Contract
Continuation Sheet, Modified G703, is attached.

ORIGINAL CONTRACT SUM	\$398,879.00
NET CHANGE BY CHANGE ORDERS	\$0.00
CONTRACT SUM TO DATE (Line 1 + 2)	\$398,879.00
TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$81,862.54
RETAINAGE:	
a. 0.00% of Completed Work (Column D + E on G703)	\$0.00
b. 0.00% of Stored Material (Column F on G703)	\$0.00
TOTAL RETAINAGE (Lines 5a + 5b or Total in Column I on G703)	\$0.00
TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$81,862.54
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 From Prior Certificate)	\$45,387.10
CURRENT PAYMENT DUE - NO SALE TAX	\$36,475.44
WASHINGTON STATE SALES TAX 9.00%	\$3,282.79
CURRENT PAYMENT DUE WITH SALES TAX	\$39,758.23
BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$317,016.46

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner.	\$0.00	\$0.00
Total approved this month	\$20,780.00	(\$20,780.00)
Totals	\$20,780.00	(\$20,780.00)
Net Changes by Change Order.	\$0.00	

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

CONTRACTOR: Swinerton Builders

BY: Ryan Garriss
Digitally signed by Ryan Garriss
DN: cn=Ryan Garriss, ou=Swinerton Builders, ou=Project Manager,
c=US, email=rgarriss@swinerton.com,
Date: 2022.10.03 12:21:10-0700

Date: _____

State of: _____

County of: _____

Subscribed and sworn before me this _____ day of _____, 2016

Notary Public: _____

My Commission Expires: _____

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the Architect's knowledge, the Contractor is entitled to payment of the amount shown on this Certificate for Payment.

AMOUNT CERTIFIED FOR PAYMENT (Attach explanation of figures on the back of this Certificate to conform to the Contract Documents)

ARCHITECT: Wes Southwick

By: _____

This Certificate is not valid unless countersigned by the Contractor's authorized representative without prejudice to the Contractor's right to file a claim for payment.

ADDRESS/BLDG 901 W. Broadway
901
PO# 8961
Wes 10/21/22
ACCT# 1900-3000
AMOUNT \$39,758.23

ENTERED OCT 21 2022

CONTINUATION SHEET

MODIFIED AIA DOCUMENT G703

NO RETAINAGE WITHHELD

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION No.: 2
APPLICATION DATE: 10/3/22
PERIOD TO: Sep-22
ARCHITECT PROJ. No.: 22068
OWNER PROJECT No.: 22290007
OWNER CONTRACT No.: DBIA 530

A	B	C	D	E	F	G		H	I
LINE NO. Cost Code	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL COMPLETE AND STORED TO DATE	% G / C	BALANCE TO FINISH	RETAINAG 0%
			PREVIOUS APPLICATIONS	WORK IN PLACE (Current)					
1	Architectural Design Build Services	170,600.00	18,901.40	10,749.01	0.00	29,650.41	17.38%	140,949.59	0.0
2	Mechanical Design Build Services	34,900.00	0.00	0.00	0.00	0.00	0.00%	34,900.00	0.0
3	Electrical Design Build Services	16,890.00	0.00	0.00	0.00	0.00	0.00%	16,890.00	0.0
4	Fire Suppression Design Build Services	13,500.00	0.00	0.00	0.00	0.00	0.00%	13,500.00	0.0
5	Swinerton Design Buld Services	122,208.00	24,274.00	23,949.00	0.00	48,223.00	39.46%	73,985.00	0.0
6	Design Contingency	12,270.00	0.00	12,270.00	0.00	12,270.00	100.00%	0.00	0.0
7	MEP Design Buyout	9,510.00	0.00	8,510.00	0.00	8,510.00	89.48%	1,000.00	0.0
8	OWNER CHANGE ORDERS Change Order #1 - BCRA SD Re-Boot - Offset using Contingency	0.00	0.00	-20,780.00	0.00	(20,780.00)	0.00%	0.00	0.0
SUBTOTAL COST OF WORK		379,878.00	43,175.40	34,698.01	0.00	77,873.41	20.50%	281,224.59	0.0
9	Insurance	6,470.00	759.89	610.68	0.00	1,370.57	21.18%	5,099.43	0.0
10	FEE	10,661.00	1,230.50	988.89	0.00	2,219.39	20.82%	8,441.61	0.0
11	B&O Tax	1,870.00	221.31	177.86	0.00	399.17	21.35%	1,470.83	0.0
12	TOTAL	398,879.00	45,387.10	36,475.45	0.00	81,862.54	20.52%	296,236.46	0.0
TOTAL		398,879.00	45,387.10	36,475.45	0.00	81,862.54	0.21	296,236.46	0.0

+ 9% tax 3,282.79
39,758.23

Sue Barden

From: Sue Barden
Sent: Wednesday, March 15, 2023 9:38 AM
To: 'Ryan Garris'
Cc: Wes Southwick
Subject: Swinerton Builders Checks mailing Certified 3/15/23

Good morning Ryan,

RE: 901 W Broadway

Mailing today:

CK #251	\$39,758.23	Appl #2
CK#265	\$106,808.75	Appl #3
CK #266	\$63,505.68	Appl #4

USPS Certified Tracking #7022 2410 0000 1529 6991

7022 2410 0000 1529 6991

Thank you,
Sue

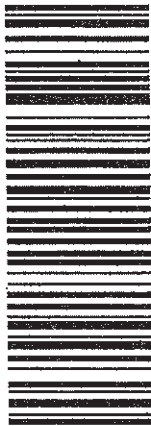
LBSTONE
PROPERTIES GROUP

Sue Barden

Accounting Clerk

Office 509.343.9081
LBStoneProperties.com
2800 E. Main Ave.
PO Box 3949
Spokane, WA 99220

CERTIFIED MAIL®



7022 2410 0000 1529 6991
7022 2410 0000 1529 6991

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Sue

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Sent To	Swinerton Builders
Street and Apt. No., or PO Box No.	1005 W. 9th Ave
City, State, ZIP+4®	Spokane, WA 99204

PS Form 3800, April 2016/PSN 7530 02-000-0047

See Reverse for Instructions

Lawrence B Stone P
901 W Broadway
PO Box 3949
Spokane, WA 99220-3949

Swinerton Bu
1005 W. 9th
Spokane, WA

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

265

03/07/2023

PAY TO THE

\$106,808.75*

ORDER OF Swinerton Builders**** ONE HUNDRED SIX THOUSAND EIGHT HUNDRED EIGHT AND 75/100 DOLLARSSwinerton Builders
1005 W. 9th Ave.
Spokane, WA 99204_____
Authorized Signature_____
Authorized Signature

⑈000265⑈ ⑆125000024⑆ 138110458294⑈

DATE:03/07/2023 CK#:265 TOTAL:\$106,808.75* BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #3 - 12/01/2022	Pre-Construction Design Build Servic	97,989.68
901	1900-3000	Appl #3 - 12/01/2022	Sales Tax	8,819.07
				<hr/> 106,808.75

DATE:03/07/2023 CK#:265 TOTAL:\$106,808.75* BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #3 - 12/01/2022	Pre-Construction Design Build Servic	97,989.68
901	1900-3000	Appl #3 - 12/01/2022	Sales Tax	8,819.07
				<hr/> 106,808.75

Due: 3/13
Mail: 3/13

3/15

RECEIVED NOV 17 2022

APPLICATION AND CERTIFICATE FOR PAYMENT

MODIFIED AIA DOCUMENT G702

TO OWNER:
LB Stone Properties Group
ATTENTION: Wes Southwick
2800 E Main Ave
Spokane, WA 99202

PROJECT NAME: LB Stone 901 TI - Preconstruction
OWNER PROJECT No.: 22290007
SWINERTON JOB No.: 22290007

APPLICATION No.: 3
Progress Billing #003 - October

Distribution to:

- ☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:
SWINERTON BUILDERS NW, INC
1005 W 9th Ave,
Spokane, WA 99204

ARCHITECT: BCRA
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

APPLICATION DATE: 11/2/22

CONTRACT DATE: 7/13/22

PURCHASE ORDER NUMBER: DBIA 530

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	ORIGINAL CONTRACT SUM	\$398,879.00
2.	NET CHANGE BY CHANGE ORDERS	\$0.00
3.	CONTRACT SUM TO DATE (Line 1 + 2)	\$398,879.00
4.	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$179,852.22
5.	RETAINAGE:	
a.	0.00% of Completed Work (Column D + E on G703)	\$0.00
b.	0.00% of Stored Material (Column F on G703)	\$0.00
	TOTAL RETAINAGE (Lines 5a + 5b or Total in Column I on G703)	\$0.00
6.	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$179,852.22
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 From Prior Certificate)	\$81,862.54
8.	CURRENT PAYMENT DUE - NO SALE TAX	\$97,989.68
9.	WASHINGTON STATE SALES TAX 9.00%	\$8,819.07
10.	CURRENT PAYMENT DUE WITH SALES TAX	\$106,808.75
11.	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$219,026.78

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner.	\$0.00	\$0.00
Total approved this month	\$20,780.00	(\$20,780.00)
Totals	\$20,780.00	(\$20,780.00)
Net Changes by Change Order.	\$0.00	

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

CONTRACTOR: Swinerton Builders

BY: [Signature] Date: 11/2/22

State of:

County of:

Subscribed and sworn before me this _____ day of _____, 2016

Notary Public:

My Commission Expires: _____

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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.

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ADDRESS/BLDG 901 W. Broadway
901 8961
Wes → 3/7/23 WTS
ACCT#CLASS AMOUNT
1900-3000 \$106,808.75
ENTERED DEC 5 2022

CONTINUATION SHEET

MODIFIED 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.

APPLICATION No.: 3
APPLICATION DATE: 11/2/22
PERIOD TO: Oct-22
ARCHITECT PROJ. No.: 22068
OWNER PROJECT No.: 22290007
OWNER CONTRACT No.: DBIA 530

A LINE NO. Cost Code	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F STORED MATERIALS	G		H BALANCE TO FINISH	I RETA
			PREVIOUS APPLICATIONS	WORK IN PLACE (Current)		TOTAL COMPLETE AND STORED TO DATE	% G / C		
1	Architectural Design Build Services	170,600.00	29,650.41	55,082.29	0.00	84,732.70	49.67%	85,867.30	
2	Mechanical Design Build Services	34,900.00	0.00	3,785.00	0.00	3,785.00	10.85%	31,115.00	
3	Electrical Design Build Services	16,890.00	0.00	1,776.00	0.00	1,776.00	10.52%	15,114.00	
4	Fire Suppression Design Build Services	13,500.00	0.00	850.00	0.00	850.00	6.30%	12,650.00	
5	Swinerton Design Build Services	122,208.00	48,223.00	31,721.38	0.00	79,944.38	65.42%	42,263.62	
6	Design Contingency	12,270.00	12,270.00	0.00	0.00	12,270.00	100.00%	0.00	
7	MEP Design Buyout	9,510.00	8,510.00	0.00	0.00	8,510.00	89.48%	1,000.00	
8	OWNER CHANGE ORDERS Change Order #1 - BCRA SD Re-Boot - Offset using Contingenc	0.00	-20,780.00	0.00	0.00	(20,780.00)	0.00%	0.00	
	SUBTOTAL COST OF WORK	379,878.00	77,873.41	93,214.67	0.00	171,088.08	45.04%	188,009.92	
9	Insurance	6,470.00	1,370.57	1,640.58	0.00	3,011.15	46.54%	3,458.85	
10	FEE	10,661.00	2,219.39	2,656.62	0.00	4,876.01	45.74%	5,784.99	
11	B&O Tax	1,870.00	399.17	477.81	0.00	876.98	46.90%	993.02	
12	TOTAL	398,879.00	81,862.54	97,989.68	0.00	179,852.22	45.09%	198,246.78	
	TOTAL	398,879.00	81,862.54	97,989.68	0.00	179,852.22	0.45	198,246.78	

97,989.69
8,819.07 tax
106,808.75

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

266

03/07/2023

PAY TO THE

\$63,505.68**

ORDER OF Swinerton Builders

**** SIXTY THREE THOUSAND FIVE HUNDRED FIVE AND 68/100 DOLLARS

Swinerton Builders
1005 W. 9th Ave.
Spokane, WA 99204

Authorized Signature

Authorized Signature

⑈000266⑈ ⑆125000024⑆ 138110458294⑈

DATE:03/07/2023 CK#:266 TOTAL:\$63,505.68** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #4 - 12/01/2022	Pre-Construction Design Build Servic	58,262.09
901	1900-3000	Appl #4 - 12/01/2022	Sales Tax	5,243.59
				<hr/> 63,505.68

DATE:03/07/2023 CK#:266 TOTAL:\$63,505.68** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(swi100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #4 - 12/01/2022	Pre-Construction Design Build Servic	58,262.09
901	1900-3000	Appl #4 - 12/01/2022	Sales Tax	5,243.59
				<hr/> 63,505.68

Due: 3/13
Mail: 3/13
3/15

ENTERED JAN 10 2023 from Wes

APPLICATION AND CERTIFICATE FOR PAYMENT

MODIFIED AIA DOCUMENT G702

OWNER:
Stone Properties Group
ATTENTION: Wes Southwick
30 E Main Ave
Spokane, WA 99202

PROJECT NAME: LB Stone 901 TI - Preconstruction
OWNER PROJECT No.: 22290007
SWINERTON JOB No.: 22290007

APPLICATION No.: 4
Progress Billing #004 - November
APPLICATION DATE: 12/8/22

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR

CONTRACTOR:
SWINERTON BUILDERS NW, INC
35 W 9th Ave,
Spokane, WA 99204

ARCHITECT: BCRA
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

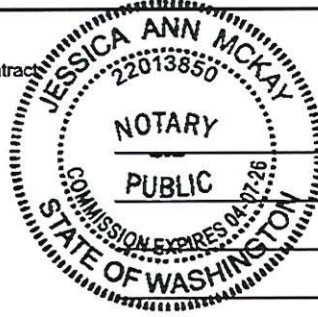
CONTRACT DATE: 7/13/22

posted 12/2022
November 2022

PURCHASE ORDER NUMBER: DBIA 530

CONTRACTOR'S APPLICATION FOR PAYMENT

This application is made for payment, as shown below, in connection with the Contract Documents. Continuation Sheet, Modified G703, is attached.



ORIGINAL CONTRACT SUM	\$398,879.00
NET CHANGE BY CHANGE ORDERS	\$0.00
CONTRACT SUM TO DATE (Line 1 + 2)	\$398,879.00
TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$238,114.31
RETAINAGE:	
a. 0.00% of Completed Work (Column D + E on G703)	\$0.00
b. 0.00% of Stored Material (Column F on G703)	\$0.00
TOTAL RETAINAGE (Lines 5a + 5b or Total in Column I on G703)	\$0.00
TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$238,114.31
LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 From Prior Certificate)	\$179,852.22
CURRENT PAYMENT DUE - NO SALE TAX	\$58,262.09
WASHINGTON STATE SALES TAX 9.00%	\$5,243.59
CURRENT PAYMENT DUE WITH SALES TAX	\$63,505.68
BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 Less Line 6)	\$160,764.69

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 even been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Swinerton Builders

BY: Thuying Date: 12/9/22
State of: Washington
County of: Spokane
Subscribed and sworn before me this 9 day of December, 2016
Notary Public: Jim W
My Commission Expires: 04-06-2024

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents comprising the application, the Architect's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents and entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....
(Attach explanation if amount certified figures on the Application and conform to the amount certified)

ARCHITECT:

By:

901 W Broadway
ADDRESS/BLDG
LIC # 901 PO# 8961
Wes
APPT FOR PMT 3/6/23 WTS
ACCT NO 1900-3000 AMOUNT \$63,505.68
ENTERED JAN 13 2023

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
all changes approved in previous month by Owner.	\$0.00	\$0.00
all approved this month	\$20,780.00	(\$20,780.00)
all	\$20,780.00	(\$20,780.00)
all Changes by Change Order.	\$0.00	

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

CONTINUATION SHEET

MODIFIED AIA DOCUMENT G703

APPLICATION No.: 4
 APPLICATION DATE: 12/8/22
 PERIOD TO: Nov-22
 ARCHITECT PROJ. No.: 22068
 OWNER PROJECT No.: 22290007
 OWNER CONTRACT No.: DBIA 530

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.

A	B	C	D	E	F	G		H	I
LINE NO. Cost Code	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL COMPLETE AND STORED TO DATE	% G / C	BALANCE TO FINISH	RETAINAG 0%
			PREVIOUS APPLICATIONS	WORK IN PLACE (Current)					
1	Architectural Design Build Services	170,600.00	84,732.70	15,601.00	0.00	100,333.70	58.81%	70,266.30	0.0
2	Mechanical Design Build Services	34,900.00	3785.00	16,211.00	0.00	19,996.00	57.30%	14,904.00	0.0
3	Electrical Design Build Services	16,890.00	1776.00	7,855.00	0.00	9,631.00	57.02%	7,259.00	0.0
4	Fire Suppression Design Build Services	13,500.00	850.00	0.00	0.00	850.00	6.30%	12,650.00	0.0
5	Swinerton Design Build Services	122,208.00	79,944.38	15,756.00	0.00	95,700.38	78.31%	26,507.62	0.0
6	Design Contingency	12,270.00	12,270.00	0.00	0.00	12,270.00	100.00%	0.00	0.0
7	MEP Design Buyout	9,510.00	8,510.00	0.00	0.00	8,510.00	89.48%	1,000.00	0.0
8	<u>OWNER CHANGE ORDERS</u> Change Order #1 - BCRA SD Re-Boot - Offset using Contingency	0.00	-20,780.00	0.00	0.00	(20,780.00)	0.00%	0.00	0.0
	SUBTOTAL COST OF WORK	379,878.00	171,088.08	55,423.00	0.00	226,511.08	59.63%	152,586.92	0.0
9	Insurance	6,470.00	3,011.15	975.44	0.00	3,986.60	61.62%	2,483.40	0.0
10	FEE	10,661.00	4,876.01	1,579.56	0.00	6,455.57	60.55%	4,205.43	0.0
11	B&O Tax	1,870.00	876.98	284.09	0.00	1,161.07	62.09%	708.93	0.0
12	TOTAL	398,879.00	179,852.22	58,262.09	0.00	238,114.31	59.70%	139,984.69	0.0
	TOTAL	398,879.00	179,852.22	58,262.09	0.00	238,114.31	0.60	139,984.69	0.0

Lawrence B Stone Properties #901, LLC

901 W Broadway
PO Box 3949
Spokane, WA 99220-3949

Bank of America
Spokane, WA
19-2/1250 WA

272

03/30/2023

\$57,099.27**

PAY TO THE

ORDER OF Swinerton Builders

**** FIFTY SEVEN THOUSAND NINETY NINE AND 27/100 DOLLARS

Swinerton Builders
1005 W. 9th Ave.
Spokane, WA 99204

Authorized Signature

Authorized Signature

⑈000 27 2⑈ ⑆1 250000 24⑆ 1381 10458 294⑈

DATE:03/30/2023 CK#:272 TOTAL:\$57,099.27** BANK:BofA Checking Account(bofa-901)
PAYEE:Swinerton Builders(sw1100)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	Appl #5 - 12/31/2022	Pre-Construction Design Build Servic	52,384.65
901	1900-3000	Appl #5 - 12/31/2022	Sales Tax	4,714.62
				<hr/> 57,099.27

DATE:03/30/2023 CK#:272
PAYEE:Swinerton Builders(s

Property Account

901 1900-3000
901 1900-3000

nt(bofa-901)

tion Design Build Servic

Amount

52,384.65
4,714.62

57,099.27

3-31-23
Nick -
Let us
meet
Thanks

4/3
Due: 4/3
Mail: 4/3
Cm marked
4/3/23
4/3/23

APPLICATION AND CERTIFICATE FOR PAYMENT

MODIFIED AIA DOCUMENT G702

RECEIVED JAN 10 2023 from Wes

TO OWNER:
B Stone Properties Group
ATTENTION: Wes Southwick
800 E Main Ave
Spokane, WA 99202

PROJECT NAME: LB Stone 901 TI - Preconstruction
OWNER PROJECT No.: 22290007
SWINERTON JOB No.: 22290007

APPLICATION No.: 5
Progress Billing #005 - December
APPLICATION DATE: 1/5/23

Distribution to:

- ☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:
SWINERTON BUILDERS NW, INC
805 W 9th Ave,
Spokane, WA 99204

ARCHITECT: BCRA
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

CONTRACT DATE: 7/13/22

posted 12/2022
December 2022

PURCHASE ORDER NUMBER: DBIA 530

CONTRACTOR'S APPLICATION FOR PAYMENT

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

ORIGINAL CONTRACT SUM \$398,879.00

NET CHANGE BY CHANGE ORDERS \$0.00

CONTRACT SUM TO DATE (Line 1 + 2) \$398,879.00

TOTAL COMPLETED & STORED TO DATE
(Column G on G703) \$290,498.97

RETAINAGE:

- a. 0.00% of Completed Work \$0.00
(Column D + E on G703)
b. 0.00% of Stored Material \$0.00
(Column F on G703)

TOTAL RETAINAGE (Lines 5a + 5b or Total in
Column I on G703) \$0.00TOTAL EARNED LESS RETAINAGE
(Line 4 less Line 5 Total) \$290,498.97LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 From Prior Certificate) \$238,114.31

CURRENT PAYMENT DUE - NO SALE TAX \$52,384.66

WASHINGTON STATE SALES TAX 9.00% \$4,714.62

CURRENT PAYMENT DUE WITH SALES TAX \$57,099.28

BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 Less Line 6) \$108,380.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous month by Owner.	\$20,780.00	(\$20,780.00)
Total approved this month	\$0.00	\$0.00
Totals	\$20,780.00	(\$20,780.00)
Net Changes by Change Order.	\$0.00	

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

CONTRACTOR: Swinerton Builders

BY:

Ryan Garriss

Digitally signed by Ryan Garriss
DN: C=US, E=rgarriss@swinerton.com, O=Swinerton
Builders, OU=Project Manager, CN=Ryan Garriss
Date: 2023.01.06 15:47:35-08'00'

Date:

State of:

County of:

Subscribed and sworn before me this _____ day of _____ 2023

Notary Public:

My Commission Expires: _____

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Document comprising the application, the Architect's knowledge, information and quality of the Work is in accordance with the terms of the AMOU entitled to payment of the AMOU.

AMOUNT CERTIFIED.....
(Attach explanation if amount certified figures on the Application and total conform to the amount certified.)

ARCHITECT:

By:

This Certificate is not negotiable.

Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ADDRESS/BLDG 901 W Broadway
LLC # 901 PO# 8961
Wes
APPROVED 3/30/23
ACCTG AMOUNT
1900-3000 \$57,099.27
ENTERED JAN 13 2023

CONTINUATION SHEET

MODIFIED 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.

APPLICATION No.: 5
APPLICATION DATE: 1/5/23
PERIOD TO: Dec-22
ARCHITECT PROJ. No.: 22068
OWNER PROJECT No.: 22290007
OWNER CONTRACT No.: DBIA 530

A	B	C	D	E	F	G	H	I	
LINE NO. Cost Code	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL COMPLETE AND STORED TO DATE	% G / C	BALANCE TO FINISH	RETAINAG 0%
			PREVIOUS APPLICATIONS	WORK IN PLACE (Current)					
1	Architectural Design Build Services	170,600.00	100,333.70	22,058.30	0.00	122,392.00	71.74%	48,208.00	0.00
2	Mechanical Design Build Services	34,900.00	19,996.00	9,904.00	0.00	29,900.00	85.67%	5,000.00	0.00
3	Electrical Design Build Services	16,890.00	9,631.00	3,600.00	0.00	13,231.00	78.34%	3,659.00	0.00
4	Fire Suppression Design Build Services	13,500.00	850.00	0.00	0.00	850.00	6.30%	12,650.00	0.00
5	Swinerton Design Build Services	122,208.00	95,700.38	14,269.67	0.00	109,970.05	89.99%	12,237.95	0.00
6	Design Contingency	12,270.00	12,270.00	0.00	0.00	12,270.00	100.00%	0.00	0.00
7	MEP Design Buyout	9,510.00	8,510.00	0.00	0.00	8,510.00	89.48%	1,000.00	0.00
	OWNER CHANGE ORDERS								
8	Change Order #1 - BCRA SD Re-Boot - Offset using Contingency	0.00	-20,780.00	0.00	0.00	(20,780.00)	0.00%	0.00	0.00
	SUBTOTAL COST OF WORK	379,878.00	226,511.08	49,831.97	0.00	276,343.05	72.75%	82,754.95	0.00
9	Insurance	6,470.00	3,986.60	877.04	0.00	4,863.64	75.17%	1,606.36	0.00
10	FEE	10,661.00	6,455.57	1,420.21	0.00	7,875.78	73.87%	2,785.22	0.00
11	B&O Tax	1,870.00	1,161.07	255.43	0.00	1,416.50	75.75%	453.50	0.00
12	TOTAL	398,879.00	238,114.31	52,384.66	0.00	290,498.97	72.83%	87,600.03	0.00
	TOTAL	398,879.00	238,114.31	52,384.66	0.00	290,498.97	0.73	87,600.03	0.00

+ 4,714.62 tax
\$ 57,099.27

7022 2410 0000 1529 7035

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

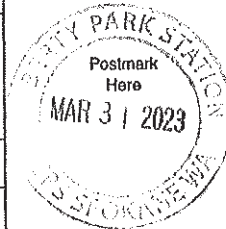
Total Postage and Fees

\$

Sent To

Swinerton Builders
 1805 W. 4th Ave.

City, State, ZIP+4®
 Spokane, WA 99204



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Lawrence B Stone Properties #901, LLC901 W Broadway
PO Box 3949
Spokane, WA 99220-3949Bank of America
Spokane, WA
19-2/1250 WA

273

04/13/2023

PAY TO THE

\$2,500.00***

ORDER OF Jim Kolva Associates LLC**** TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARSJim Kolva Associates, LLC
115 South Adams Street
Spokane, WA 99201_____
Authorized Signature_____
Authorized Signature

⑈000273⑈ ⑆125000024⑆ 138110458294⑈

DATE:04/13/2023 CK#:273 TOTAL:\$2,500.00*** BANK:BofA Checking Account(bofa-901)
PAYEE:Jim Kolva Associates LLC(jim115)

Property	Account	Invoice - Date	Description	Amount
901	5400-5020	230401 - 04/06/2023	Preparation of Spokane Register Nomi	2,500.00
				<u>2,500.00</u>

DATE:04/13/2023 CK#:273 TOTAL:\$2,500.00*** BANK:BofA Checking Account(bofa-901)
PAYEE:Jim Kolva Associates LLC(jim115)

Property	Account	Invoice - Date	Description	Amount
901	5400-5020	230401 - 04/06/2023	Preparation of Spokane Register Nomi	2,500.00
				<u>2,500.00</u>

Due: 5/6
Mail: 5/8

RECEIVED APR 06 2023

**JIM KOLVA
ASSOCIATES, LLC**

Land Use, Environmental Assessment, Historic Preservation, Public Policy

INVOICE

**DATE: 6 April 2023
INVOICE NO. 230401**

PAYABLE UPON RECEIPT

TO: Dawna
LBStone Properties
FROM: Jim Kolva
RE: Preparation of Spokane Register Nomination for 901 W. Broadway –
Spokane Brewing and Malting building – PO#8222

DESCRIPTION

AMOUNT

Preparation and approval of Spokane Register Nomination - \$2,500.

INVOICE TOTAL

\$2,500.00.

Once you have completed your office rebuild project, we can submit the Special Valuation application to the County and City. We have a two-year window in which we can capture your construction costs. I you have any questions, please call me at 509-458-5517.

Thank you,

Electronic Signature - PDF



Jim Kolva
115 South Adams Street, Suite 1
Spokane, WA 99201-4603

ADDRESS/BLDG 901 W. Broadway
LLC # 901 PO# 8222
APP FOR PMT OK'D
ACCT#CLASS AMOUNT
5400-5020 \$2,500.00

ENTERED APR 11 2023

Lawrence B Stone Properties #901, LLC

901 W Broadway
PO Box 3949
Spokane, WA 99220-3949

Bank of America
Spokane, WA
19-2/1250 WA

27805/18/2023

PAY TO THE

\$900.00*****ORDER OF NEXUS bec Operating, LLC**** NINE HUNDRED AND 00/100 DOLLARS

NEXUS bec Operating, LLC
PO Box 2013
Tacoma, WA 98401-2013

Authorized SignatureAuthorized Signature

⑈000278⑈ ⑆125000024⑆ 138110458294⑈

DATE:05/18/2023 CK#:278 TOTAL:\$900.00***** BANK:BofA Checking Account(bofa-901)
PAYEE:NEXUS bec Operating, LLC(nex013)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	21-2013 - 01/05/2023	Foundation Wall Envelope and Recomme	900.00
				<u>900.00</u>

DATE:05/18/2023 CK#:278 TOTAL:\$900.00***** BANK:BofA Checking Account(bofa-901)
PAYEE:NEXUS bec Operating, LLC(nex013)

Property	Account	Invoice - Date	Description	Amount
901	1900-3000	21-2013 - 01/05/2023	Foundation Wall Envelope and Recomme	900.00
				<u>900.00</u>

Due: Now
Mail: When Signed



NEXUS bec Operating, LLC
PO Box 2013
Tacoma, WA 98401-2013
(253) 625-7090

LB Stone
2800 E. Main Ave.
Spokane, WA 99202

Invoice number 21-2013
Date 01/05/2023
Project 22102NX.00 901 BROADWAY

Professional Services through 12/31/2022.

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Building Envelope Consulting	900.00	100.00	0.00	900.00	0.00	900.00
Total	900.00	100.00	0.00	900.00	0.00	900.00

Invoice total 900.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
21-2013	01/05/2023	900.00	900.00				
Total		900.00	900.00	0.00	0.00	0.00	0.00

Approved by:

Benjamin Dailey
Project Manager

Payment Via Mail
Please send checks directly to Nexus bec LLC (address in header)

Electronic Payment ACH
Account Name: Nexus bec, LLC. Bank Name: Commencement Bank
Account No: 7000015045 ABA/Routing No 125108887

ADDRESS: LDG 901 W. Broadway
LLC # 901 PO# 9816
APP FOR PMT ✓ OKD
ACCT#CLASS AMOUNT
1900-3000 900.00
PO Created after inv. Received

ENTERED MAY 18 2023

LB Stone 0 % of Cost
Recovered from Tenants

Invoice number 21-2013

Invoice date 01/05/2023