

ATTACHMENT "A"

ADVANCE REQUEST

Pursuant to the Redevelopment Agreement dated Aug. 27, 2018 (the "Redevelopment Agreement"), by The Tulsa Development Authority ("TDA") and 403 Cheyenne, LLC ("Developer"), Developer hereby requests an Advance in the amount of \$ 29,253.00 for the account of Developer from the account in the City of Tulsa established for the 403 Cheyenne, LLC Redevelopment Agreement.

Developer does hereby certify to the TDA that, as of the date hereof: (i) the representations in the Redevelopment Agreement are hereby ratified and confirmed, (ii) the requested Advance herein is for the Expenditures Eligible for Reimbursement of Development Costs (as defined in the Redevelopment Agreement), (iii) there exists no default in or breach of the terms and provisions of the Redevelopment Agreement by Developer, (iv) the Redevelopment Agreement is in full force and effect, and (v) all conditions precedent to payment of the requested Advance herein have been met and payment of the Advance requested herein is proper pursuant to the terms of the Redevelopment Agreement, (vi) attached hereto are copies of the AIA form (when applicable), invoices, checks to be issued by Developer, and other documentation required to be received by TDA under the Redevelopment Agreement in connection with such Expenditures Eligible for Reimbursement, all of which invoices and other documents have been approved by TDA, (vi) there has not been filed with or served upon TDA notice of any lien, right to lien, or attachment upon or claim affecting the right to receive payment of, any of the monies payable to any of the persons, firms, or corporations named in such invoices, which have not been released or will not be released simultaneously with the payment of such obligation, and (vii) TDA has received from Developer all documents required by the Redevelopment Agreement, including, but not limited to the statutory payment bond, the certificate evidencing all-risk builders risk insurance.

Dated this 27th day of August, 2018.

403 CHEYENNE, LLC

By: Tim Strange
Tim Strange, Manager

Dated this 27th day of August, 2018.

The above Advance Request is hereby approved this 20th day of September, 2018.

TULSA DEVELOPMENT AUTHORITY

By: [Signature]



Site Visit Report # 002

Date: August 20, 2018
To: Steven Watts – 403 Cheyenne, LLC
From: Marcus Fairless
Project: Adams Building
Attendees: Marcus Fairless – S45 Architects – marcus@s45architects.com
Zac Summers – S45 Architects – zac@s45architects.com
Jake Nolen – Arrowhead Builders – jnolen@arrowheadbuilders.com
Rylan Hicks – Arrowhead Builders – rhicks@arrowheadbuilders.com

Contractor on site: Arrowhead Builders

Weather: Overcast 80 degrees

Observations:

1. Overall construction estimated completion is conducive to Arrowhead Builders Payment Application NO: 002 dated 8-15-18

2. Ongoing construction activities in place on site are as follows.
 - A. Metal framing installed on 3rd Floor; 4th Floor started today.
 - B. 5th-9th Floor 90% demolished: ceiling units, ceiling plaster and plumbing.
 - C. 10th Floor : 80% Demolished.
 - D. Demolition beginning 11th-13th Floor.
 - E. Asbestos Abatement in progress.
 - F. 6th-8th Floors: Existing Sprinkler to be demolished.
 - G. Exterior Plaster Restoration in progress.
 - H. Fire Command Room in progress.

3. Attached: Construction site visit photo's

MODIFIED G702 - APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: 403 Cheyenne LLC
204 N Robinson Ave, Suite 700
OKC, OK 73102

Adams Building
Tulsa, OK

APPLICATION NO: #602

APPLICATION DATE: 8/15/2018
PERIOD TO: 8/31/2018

VIA Owners Rep:

FROM SUBCONTRACTOR:
Arrowhead Builders, LLC
1700 W. Albany
Broken Arrow, OK 74102
CONTRACT FOR:

Tulsa, OK 74104

PROJECT NO: AHB 18-110

CONTRACT DATE: 5/23/2018

CONTRACTOR'S APPLICATION FOR PAYMENT

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all payments received from the Owner, and that current payment of the Contract Documents is being made by the Contractor.

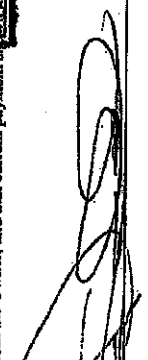
- 1. ORIGINAL CONTRACT SUM \$5,429,600.00
- 2. Net change by Change Orders (from below) \$0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$5,429,600.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column I on G703) \$323,903.80
- 5. TOTAL CONTRACTOR COMPLETED & STORED TO DATE (Column D + E on G703) \$323,903.80

a. 10% of Completed Work \$32,390.38
(Column D + E on G703, Excluding Design & Fee)

- 8. Total Retainage (Line 7a or Total in Column L of G703) 32,390.38
- 9. TOTAL EARNED LESS RETAINAGE (Line 6 Less Line 7 Total) 291,513.42
- 10. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate) 159,672.74
- 11. CURRENT PAYMENT DUE 160,840.68
- 11. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 9 less Line 10) 5,138,086.58

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-----------|------------|
| Total changes approved in previous months 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 | \$0.00 |

CONTRACTOR:

By: 

State of Oklahoma
Subscribed and sworn to before me this 15th day of August 2018
Notary Public: 
My Commission expires: 02/13/2022

County of Tulsa
day of August 2018

OWNER'S REP APPROVAL FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner's Rep certifies to the Owner that to the best of the Owner's Rep 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 APPROVED.

AMOUNT APPROVED \$160,840.68

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

By: 

Date: 8-20-18

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

Approved For Payment

Date

Approved For Payment

Date

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MODIFIED G703 - CONTINUATION SHEET

APPLICATION AND CERTIFICATION 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 may apply.

APPLICATION NO: #002
 APPLICATION DATE: 8/16/2018
 PERIOD TO: 8/31/2018
 PROJECT NO: AHB 18-110

| A | B | C | D | E | F | G | H | I | J | K |
|----------|---------------------------|--------------------------|--|-------------------------------|-------------------------------------|----------------------------|--|------------------------|-------------------------|----------------------------------|
| ITEM NO. | DESCRIPTION OF WORK | ORIGINAL SCHEDULED VALUE | SOV REVISIONS OR CONTINGENCY TRANSFERS | REVISED SCHEDULED VALUE (C+D) | WORK COMPLETED PREVIOUS APPLICATION | WORK COMPLETED THIS PERIOD | TOTAL COMPLETED AND STORED TO DATE (F+G) | PERCENT COMPLETE (H+I) | BALANCE TO FINISH (E-H) | RETAINAGE (IF VARIABLE RATE) 10% |
| 2 | Community Room Allowance | \$50,000.00 | | \$50,000.00 | | | \$0.00 | 0.00% | \$50,000.00 | \$0.00 |
| 4 | Interior Demolition | \$190,000.00 | | \$190,000.00 | \$49,822.00 | \$70,536.00 | \$120,358.00 | 63.35% | \$69,642.00 | \$12,036.80 |
| 5 | Asbestos Remediation | \$10,000.00 | | \$10,000.00 | | \$5,000.00 | \$5,000.00 | 50.00% | \$5,000.00 | \$500.00 |
| 7 | Structural Concrete | \$30,000.00 | | \$30,000.00 | | | \$0.00 | 0.00% | \$30,000.00 | \$0.00 |
| 8 | Concrete Coring | \$30,000.00 | | \$30,000.00 | | | \$0.00 | 0.00% | \$30,000.00 | \$0.00 |
| 10 | Masonry Restoration | \$75,000.00 | | \$75,000.00 | \$2,000.00 | \$13,000.00 | \$15,000.00 | 20.00% | \$60,000.00 | \$1,500.00 |
| 12 | Misc Metals | \$25,000.00 | | \$25,000.00 | | | \$0.00 | 0.00% | \$25,000.00 | \$0.00 |
| 13 | Fire Escape Repairs | \$25,000.00 | | \$25,000.00 | \$1,500.00 | | \$1,500.00 | 5.77% | \$24,500.00 | \$150.00 |
| 15 | Rough Carpentry | \$5,000.00 | | \$5,000.00 | | | \$0.00 | 0.00% | \$5,000.00 | \$0.00 |
| 16 | Kitchen Cabinets w/ Tops | \$180,000.00 | | \$180,000.00 | | | \$0.00 | 0.00% | \$180,000.00 | \$0.00 |
| 17 | Bathroom Vanities | \$38,500.00 | | \$38,500.00 | | | \$0.00 | 0.00% | \$38,500.00 | \$0.00 |
| 18 | Wood Trim | \$45,810.00 | | \$45,810.00 | | | \$0.00 | 0.00% | \$45,810.00 | \$0.00 |
| 20 | Thermoplastic Roofing | \$22,322.00 | | \$22,322.00 | | | \$0.00 | 0.00% | \$22,322.00 | \$0.00 |
| 21 | Firestopping | \$5,000.00 | | \$5,000.00 | | | \$0.00 | 0.00% | \$5,000.00 | \$0.00 |
| 23 | Div 8 Install | \$53,880.00 | | \$53,880.00 | | | \$0.00 | 0.00% | \$53,880.00 | \$0.00 |
| 24 | Exterior Doors | \$3,603.00 | | \$3,603.00 | | | \$0.00 | 0.00% | \$3,603.00 | \$0.00 |
| 25 | Entry/Stair Doors | \$29,632.00 | | \$29,632.00 | | | \$0.00 | 0.00% | \$29,632.00 | \$0.00 |
| 26 | Interior Doors, Prehung | \$55,000.00 | | \$55,000.00 | | | \$0.00 | 0.00% | \$55,000.00 | \$0.00 |
| 27 | Sliding Closet Doors | \$47,600.00 | | \$47,600.00 | | | \$0.00 | 0.00% | \$47,600.00 | \$0.00 |
| 28 | Windows | \$5,000.00 | | \$5,000.00 | | | \$0.00 | 0.00% | \$5,000.00 | \$0.00 |
| 29 | Door Hardware | \$17,980.00 | | \$17,980.00 | | | \$0.00 | 0.00% | \$17,980.00 | \$0.00 |
| 30 | Mirrors | \$5,726.00 | | \$5,726.00 | | | \$0.00 | 0.00% | \$5,726.00 | \$0.00 |
| 32 | Painted Walls/Shaft | \$255,053.00 | | \$255,053.00 | | \$25,000.00 | \$25,000.00 | 9.80% | \$230,053.00 | \$2,500.00 |
| 33 | Partitions | \$124,802.00 | | \$124,802.00 | | \$5,000.00 | \$5,000.00 | 4.01% | \$119,802.00 | \$500.00 |
| 34 | Single Side (Furout) | \$44,525.00 | | \$44,525.00 | | \$2,500.00 | \$2,500.00 | 5.61% | \$42,025.00 | \$250.00 |
| 35 | Gypsum Ceilings | \$138,275.00 | | \$138,275.00 | | | \$0.00 | 0.00% | \$138,275.00 | \$0.00 |
| 36 | LVT Flooring | \$213,121.00 | | \$213,121.00 | | | \$0.00 | 0.00% | \$213,121.00 | \$0.00 |
| 37 | Tile Flooring | \$35,550.00 | | \$35,550.00 | | | \$0.00 | 0.00% | \$35,550.00 | \$0.00 |
| 38 | Tile Tub Surround | \$79,200.00 | | \$79,200.00 | | | \$0.00 | 0.00% | \$79,200.00 | \$0.00 |
| 39 | Painting | \$128,424.00 | | \$128,424.00 | | | \$0.00 | 0.00% | \$128,424.00 | \$0.00 |
| 41 | Toilet Accessories | \$8,098.00 | | \$8,098.00 | | | \$0.00 | 0.00% | \$8,098.00 | \$0.00 |
| 42 | Postal Specialties | \$5,000.00 | | \$5,000.00 | | | \$0.00 | 0.00% | \$5,000.00 | \$0.00 |
| 44 | Residential Appliances | \$180,000.00 | | \$180,000.00 | | | \$0.00 | 0.00% | \$180,000.00 | \$0.00 |
| 46 | Roller shades | \$15,980.00 | | \$15,980.00 | | | \$0.00 | 0.00% | \$15,980.00 | \$0.00 |
| 48 | Elevators | \$44,000.00 | | \$44,000.00 | | | \$0.00 | 0.00% | \$44,000.00 | \$0.00 |
| 50 | Wet-Pipe Sprinkler System | \$197,403.00 | | \$197,403.00 | | | \$0.00 | 0.00% | \$197,403.00 | \$0.00 |
| 52 | Plumbing & Piping | \$430,000.00 | | \$430,000.00 | | | \$0.00 | 0.00% | \$430,000.00 | \$0.00 |
| 54 | HVAC - Split Systems | \$570,000.00 | | \$570,000.00 | | | \$0.00 | 0.00% | \$570,000.00 | \$0.00 |
| 56 | Medium-Voltage Electrical | \$873,050.00 | | \$873,050.00 | | | \$0.00 | 0.00% | \$873,050.00 | \$0.00 |

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

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APPLICATION NO: #002

APPLICATION DATE: 8/15/2018

PERIOD TO: 8/31/2018

PROJECT NO: AHB 18-110

| A ITEM NO. | B DESCRIPTION OF WORK | C ORIGINAL SCHEDULED VALUE | D SOV REVISIONS OR CONTINGENCY TRANSFERS | E REVISED SCHEDULED VALUE (C + D) | F WORK COMPLETED | | H TOTAL COMPLETED AND STORED TO DATE (F+G) | I PERCENT COMPLETE (H+E) | J BALANCE TO FINISH (E-H) | K RETAINAGE (F VARIABLE RATE) 10% |
|------------------|--------------------------|-------------------------------------|---|---|-------------------------|----------------|---|-----------------------------------|------------------------------------|---|
| | | | | | PREVIOUS APPLICATION | THIS PERIOD | | | | |
| 57 | Extensor Lighting | \$19,276.00 | | \$19,276.00 | | | \$0.00 | 0.00% | \$19,276.00 | \$0.00 |
| 58 | Data | \$40,000.00 | | \$40,000.00 | | | \$0.00 | 0.00% | \$40,000.00 | \$0.00 |
| 60 | Fire Alarm | \$80,000.00 | | \$80,000.00 | | | \$0.00 | 0.00% | \$80,000.00 | \$0.00 |
| 62 | Electrical Utilities | \$85,000.00 | | \$85,000.00 | | | \$0.00 | 0.00% | \$85,000.00 | \$0.00 |
| 63 | Contingency | \$162,900.00 | | \$162,900.00 | | | \$0.00 | 0.00% | \$162,900.00 | \$0.00 |
| 64 | GCS | \$354,000.00 | | \$354,000.00 | \$39,333.33 | \$39,333.33 | \$78,666.66 | 22.22% | \$275,333.34 | \$7,866.67 |
| 85 | Trs | \$25,440.00 | | \$25,440.00 | | | \$0.00 | 0.00% | \$25,440.00 | \$0.00 |
| 66 | Bond | \$43,740.00 | | \$43,740.00 | \$43,740.00 | \$43,740.00 | \$43,740.00 | 100.00% | \$0.00 | \$4,374.00 |
| 67 | Fee | \$325,800.00 | | \$325,800.00 | \$8,796.60 | \$18,342.54 | \$27,139.14 | 8.33% | \$298,660.86 | \$2,713.91 |
| | Totals | \$5,429,600.00 | \$0.00 | \$5,429,600.00 | \$145,191.93 | \$178,711.87 | \$323,903.80 | 5.97% | \$5,105,686.20 | \$32,390.38 |

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