

Recording Requested by Collaborative Construction
Solutions LLC

Please Return To:
Collaborative Construction Solutions LLC
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: RSVRQVQ2RJ9M

SPACE ABOVE FOR RECORDER'S USE

CLAIM OF LIEN

Washington RCW §§ 60.04 et seq. | Filed in Skagit County

Collaborative Construction Solutions LLC
(GRANTEE)

versus

SIMONCRE JC CHIPPEWA LLC
(GRANTOR)

NOTICE IS HEREBY GIVEN that the person named below claims a lien pursuant to chapter 60.04 RCW.

In support of this lien the following information is submitted:

1. THE LIEN CLAIMANT:

Collaborative Construction Solutions LLC, 1710 W. Main St, Suite 110, Battle Ground, Washington 98604
360-723-5579

2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIALS OR EQUIPMENT:

June 27, 2022

3. THE PARTY INDEBTED TO THE CLAIMANT:

SIMONCRE JC CHIPPEWA LLC
6900 E 2ND ST
Scottsdale, AZ 85251-5305.

4. LEGAL DESCRIPTION OF THE PROPERTY:

SW -05 - 34-04. APN: P108822. Property located at the municipal address of 1162 S BURLINGTON BLVD, BURLINGTON, WA 98233. In the county of Skagit County. APN P108822. Alternate APN 80100000010000. Briefly described as (DK12) TRACTS A AND B OF THAT CERTAIN CITY OF BURLINGTON BINDING SITE PLAN, APPROVED FEBRUARY 11, 1994 AND RECORDED MAY 30, 1996 AS AUDITORS FILE NO. 9605300101 IN VOLUME 12 OF SHORT PLATS, PAGES 105 AND 106, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEI. Subdivision: CITY OF BURLINGTON. Municipality / Township of BURLINGTON. Township/Range/Section SEC 05 TWN 34 RNG 04.

5. THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED IS LOCATED AT THE FOLLOWING MUNICIPAL ADDRESS:

1162 South Burlington Boulevard, Burlington, Washington 98233

IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)

6. NAME OF THE OWNER OR REPUTED OWNER:

SIMONCRE JC CHIPPEWA LLC
6900 E 2ND ST
Scottsdale, AZ 85251-5305

7. THE LAST DATE ON WHICH LABOR WAS PERFORMED; PROFESSIONAL SERVICES WERE FURNISHED; OR MATERIAL, OR EQUIPMENT WAS FURNISHED:

July 24, 2023

8. PRINCIPAL AMOUNT WHICH THE LIEN IS CLAIMED:

\$227,925.41

Collaborative Construction Solutions LLC

360-723-5579

1710 W. Main St, Suite 110, Battle Ground, Washington 98604

STATE OF Louisiana, COUNTY OF Orleans

Hannah Newsom, being first duly sworn upon oath, deposes and says: That I am the claimant (or attorney or authorized agent of the claimant) above named; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under the penalty of perjury; I have signed as a free and voluntary act.

Signature: _____



Signed By: Hannah Newsom

Authorized Limited and Disclosed Agent of Claimant

ACKNOWLEDGEMENT

I certify that I know or have satisfactory evidence that Hannah Newsom is the person who appeared before me, and said person acknowledged that he/she signed this instruction, on oath stated that he/she was authorized to execute the instrument and acknowledged it as an authorized, limited, and disclosed agent of the Claimant, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year first above written.

Given under my hand and official seal this date: September 20, 2023

Notary Signature: _____

Print Notary Name: Alexander L Benarroche

NOTARY PUBLIC in and for the State of Louisiana

Commission Expires: At Death

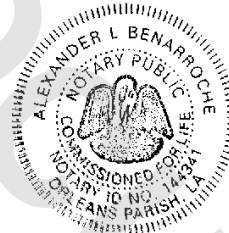


Exhibit A

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE 1 OF 2 PAGES

TO OWNER: SIMONCRE JC Chippewa, LLC
6800 E 2nd Street
Scottsdale, AZ 85251

FROM CONTRACTOR: ARCHITECT: Buddy Webb - Architect / Cons
Collaborative Construction Solutions, LLC
1710 W Main St, STE 110
Battle Ground, WA 98604

PROJECT: ORLY Burlington, WA

APPLICATION NO: 11

Distribution to:

☒ OWNER
☐ CONTRACTOR
☒ A/R
☒ FILE

PERIOD TO: 6/30/2023

PROJECT NO: 24322

CONTRACT DATE: 3/22/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 1,357,747.21

2. Net change by Change Orders \$ 124,718.41

3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,482,465.62

4. TOTAL COMPLETED & STORED TO DATE \$ 1,482,465.62

(Column G on Continuation Sheet)

5. RETAINAGE:

a. 10 % of Completed Work 0.00

(Column D + E on Continuation Sheet)

b. 0 % of Stored Material -

(Column F on G703)

Total Retainage (Lines 5a + 5b or

Total in Column I of Continuation Sheet) \$ 1,482,465.62

6. TOTAL EARNED LESS RETAINAGE \$

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate) \$ 1,281,266.69

8. CURRENT EARNED COST \$ 201,198.93

9. CURRENT STATE TAX DUE: ...

10. TOTAL AMOUNT DUE TO CONTRACTOR: ... \$ 203,170.26

11. BALANCE TO FINISH, INCLUDING RETAINAGE \$ -

12. TOTAL AMOUNT OF TAX PAID TO DATE ... \$ 117,622.49

(Amount of tax paid from prior invoices)

OWNER CHANGE ORDERS		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$96,901.56	\$0.00
Total approved this Month		\$ 27,816.85	\$0.00
TOTALS		\$124,718.41	\$0.00
NET CHANGES by Change Order		\$124,718.41	

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

CONTRACTOR:

By:



Date: 6/30/2023

this is not the total, total included change order.

CONTINUATION SHEET

SIMILAR TO G703

PAGE 2 OF 2 PAGES

APPLICATION AND CERTIFICATION 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 may apply.

APPLICATION NO: 11

APPLICATION DATE: 31-May-23

PERIOD TO: 31-May-23

CONTRACTOR'S PROJECT NO: 24322

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)		G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE 10%
			FROM PREVIOUS APPLICATION (D + F)	THIS PERIOD		PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)				
01	ORIGINAL CONTRACT										
-	General Conditions										
01.1	CONTRACTOR FEE	\$ 125,719.21	\$ -	\$ -	\$ 4,000.95	\$ -	\$ 125,719.21	0%	\$0.00	\$12,571.92	\$0.00
01.2	Insurance	\$ 2,150.00	\$ 2,150.00	\$ -	\$ -	\$ -	\$ 2,150.00	100%	\$0.00	\$215.00	\$0.00
01.3	Mobilization	\$ 15,500.00	\$ 15,500.00	\$ -	\$ -	\$ -	\$ 15,500.00	100%	\$0.00	\$1,550.00	\$0.00
01.4	Survey	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00	100%	\$0.00	\$350.00	\$0.00
01.6	June - GC's	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	\$ -	\$ 12,500.00	100%	\$0.00	\$1,250.00	\$0.00
01.7	July - GC's	\$ 23,908.00	\$ 23,908.00	\$ -	\$ -	\$ -	\$ 23,908.00	100%	\$0.00	\$2,390.80	\$0.00
01.8	August - GC's	\$ 23,908.00	\$ 23,908.00	\$ -	\$ -	\$ -	\$ 23,908.00	100%	\$0.00	\$2,390.80	\$0.00
01.9	September - GC's	\$ 23,908.00	\$ 23,908.00	\$ -	\$ -	\$ -	\$ 23,908.00	100%	\$0.00	\$2,390.80	\$0.00
01.10	October - GC's	\$ 23,907.00	\$ 23,907.00	\$ -	\$ -	\$ -	\$ 23,907.00	100%	\$0.00	\$2,390.70	\$0.00
01.11	Closeout - GC's	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	100%	\$0.00	\$200.00	\$0.00
03	C&I In Place Concrete										
03.2000	Rebar Package	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	100%	\$0.00	\$1,000.00	\$0.00
03.3000	FRP Footings	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	100%	\$0.00	\$5,000.00	\$0.00
03.3040	FRP Slab on Grade	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	100%	\$0.00	\$3,000.00	\$0.00
03.3550	Polished Concrete Flooring	\$ 16,397.00	\$ 16,397.00	\$ -	\$ -	\$ -	\$ 16,397.00	100%	\$0.00	\$1,639.70	\$0.00
03.3550	PEMB Anchor Bolts	\$ 1,650.00	\$ 1,650.00	\$ -	\$ -	\$ -	\$ 1,650.00	100%	\$0.00	\$165.00	\$0.00
08	Openings										
08.1113	Doors and Frames and hardware Supply	\$ 10,350.00	\$ 10,350.00	\$ -	\$ -	\$ -	\$ 10,350.00	100%	\$0.00	\$1,035.00	\$0.00
08.1113	Doors and Frames and hardware Install	\$ 3,600.00	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00	100%	\$0.00	\$360.00	\$0.00
08.1113	Aluminum Doors glass / glazing	\$ 28,672.00	\$ 14,000.00	\$ 14,672.00	\$ -	\$ -	\$ 28,672.00	100%	\$0.00	\$2,867.20	\$0.00
09	Finishes										
09.2216	Factor Metal stud framing	\$ 29,500.00	\$ 29,500.00	\$ -	\$ -	\$ -	\$ 29,500.00	100%	\$0.00	\$2,950.00	\$0.00
09.2900	Drywall	\$ 21,000.00	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00	100%	\$0.00	\$2,100.00	\$0.00
09.7720	FRP Installation	\$ 4,300.00	\$ 4,300.00	\$ -	\$ -	\$ -	\$ 4,300.00	100%	\$0.00	\$430.00	\$0.00
09.9113	Drop Ceiling	\$ 15,051.00	\$ 15,051.00	\$ -	\$ -	\$ -	\$ 15,051.00	100%	\$0.00	\$1,505.10	\$0.00
09.9123	Exterior Painting	\$ 3,850.00	\$ 3,850.00	\$ -	\$ -	\$ -	\$ 3,850.00	100%	\$0.00	\$385.00	\$0.00
09.9123	Interior Painting	\$ 3,850.00	\$ 3,850.00	\$ -	\$ -	\$ -	\$ 3,850.00	100%	\$0.00	\$385.00	\$0.00
10	Accessories										
10.2800	Toilet and Bath Accessories	\$ 1,300.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ 1,300.00	100%	\$0.00	\$130.00	\$0.00
10.2000	Interior Specialties (McQue items, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$0.00	\$0.00	\$0.00
13	Special Construction										
13.3419	PEMB mobilization and stake out	\$ 6,388.00	\$ -	\$ 6,388.00	\$ -	\$ -	\$ 6,388.00	100%	\$0.00	\$638.80	\$0.00
13.3419	Installation of metal building primary steel	\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	\$ -	\$ 17,500.00	100%	\$0.00	\$1,750.00	\$0.00

13419	Installation of building roofing/insulation	\$	17,500.00	\$	17,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,750.00
13419	Installation of metal siding/insulation	\$	17,500.00	\$	17,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,750.00
13419	Installation of interior liner panels	\$	17,500.00	\$	17,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,750.00
22	Plumbing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
220500	Below Slab Rough-in	\$	15,000.00	\$	15,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,500.00
220500	In-Wall Rough-in	\$	12,500.00	\$	12,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,250.00
220500	Fixture Set and Trim	\$	2,500.00	\$	2,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$250.00
23	HVAC	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
230500	Roof Top Units	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
230500	Installation of liner ductwork	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$3,000.00
230500	Installation of controls	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$3,000.00
230500	Installation of exhaust fans	\$	15,000.00	\$	15,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,500.00
230500	Commissioning of system	\$	4,000.00	\$	4,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$400.00
26	Electrical	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
260500	Site - Building Main Lines and set	\$	20,000.00	\$	20,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$2,000.00
260500	Site Electrical	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$3,000.00
260500	In-Wall Rough-in	\$	15,000.00	\$	15,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,500.00
260500	Installation of linear lighting system	\$	10,000.00	\$	10,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,000.00
260500	Electrical trim	\$	5,000.00	\$	5,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$500.00
260500	Installation of ENS system	\$	5,000.00	\$	5,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$500.00
260500	Commissioning of system	\$	5,075.00	\$	5,075.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$507.50
31	Earthwork	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
311000	Clear and Grub Site	\$	78,000.00	\$	78,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$7,800.00
312500	Erosion and sediment Control	\$	10,000.00	\$	10,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$1,000.00
312000	Building Excavation and Backfill	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$3,000.00
312000	Mass Cutoff of site	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$3,000.00
312000	Gravel base and work on grade	\$	150,000.00	\$	150,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$15,000.00
32	Site Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
321216	Asphalt paving	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
321313	Concrete walks and Pads	\$	172,260.00	\$	172,260.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$17,226.00
321700	Paving Specialties (stripping and signage)	\$	6,369.00	\$	6,369.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$636.90
323113	Site Fencing - Grub enclose - bollards	\$	9,277.00	\$	9,277.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$927.70
32900	Landscaping	\$	48,650.00	\$	48,650.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$4,865.00
33	Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	0%	\$	\$0.00	\$0.00
331131	Installation of water line	\$	5,300.00	\$	5,300.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$530.00
334100	Primary Sewer Line	\$	6,500.00	\$	6,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$650.00
334100	Installation of storm piping and catch basins	\$	25,500.00	\$	25,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$0.00	\$2,550.00
3	Change Orders	\$	92,347.56	\$	92,347.56	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$9,234.76
4	Builders Risk Insurance	\$	1,553.04	\$	1,553.04	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$155.30
9	Builders Risk Insurance	\$	1,271.16	\$	1,271.16	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$127.12
10	Bring Firewall to Code	\$	1,729.80	\$	1,729.80	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$172.98
11	Add1 forfeit rental for unloading HVAC units	\$	2,314.58	\$	2,314.58	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$231.46
12	Install required disconnects per WA L&I Inspect	\$	2,761.14	\$	2,761.14	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$276.11
13	Install missing economizers, missing HVAC acc	\$	8,640.00	\$	8,640.00	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$864.00
15	Flood Plain Certification	\$	2,744.06	\$	2,744.06	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$274.41
16	Prep work & Installation of ADA Signage	\$	2,751.11	\$	2,751.11	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$275.11
14	labor costs for work around shelving/racking	\$	8,605.96	\$	8,605.96	\$	-	\$	-	\$	-	\$	-	\$	-	100%	\$	\$	\$860.60

TOTALS OF ORIGINAL CONTRACT	\$	-	\$	1,327,999.26	\$	29,747.95	\$	-	\$	1,357,747.21	0%	\$	-	\$
TOTALS OF CHANGE ORDERS	\$	124,718.41	\$	95,630.40	\$	29,088.01	\$	-	\$	124,718.41	100%	\$	12,471.84	\$
GRAND TOTALS	\$	1,482,465.62	\$	1,423,629.66	\$	58,835.96	\$	-	\$	1,482,465.62	100%	\$	148,246.56	\$

     Search...



Change Order Details

Number 5
Project Burlington, WA - ORLY - O'Reilly Auto Enterprises, LLC
Entity SimonCRE JC Chippewa, LLC
Payee Collaborative Construction Solutions LLC
Tenant Site Work
Requestor Collab.DG
Followers
Reimbursable X No
Refundable X No
Status Rejected
Todos + Add Todo

Payment Notes

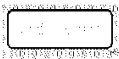
Change Order Comments


Add a comment. Use @ + username, # + comment group name, \$ + project role name, or * + department name to notify users of new comment.

 Reply All  Create Todo



Line Items



Description of Work	Company Performing Work	Commencement Date	Item Cost	Quantity	Taxable	Total	
General Conditions	CCS	12/22/2022	\$22,776.34	1	X No	\$22,776.34	
Profit and Overhead (8.00%)						\$1,822.11	
Gross Receipts/Sales Tax (8.60%)						\$156.70	
Total						\$24,755.15	

24322 - Burlington CO #005.pdf

 Upload Supporting Docs  Delete

box



Approvals and Signatures

Approver	Brent Atkisson	Rejected
Approver	Jared Atkisson	Not Sent

Change Order History

 Rejected Change Order rejected by one or more parties	01/13/2023 07:55am	
 Rejected (1 of 2) Change Order rejected by Brent Atkisson	01/13/2023 07:55am	
 Reminder Sent Sent To Brent Atkisson	12/28/2022 08:00am	
 Reminder Sent Sent To Brent Atkisson	12/26/2022 08:00am	
 Reminder Sent Sent To Brent Atkisson	12/24/2022 08:00am	
 Approval Requested	12/22/2022	