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December 14, 2015


Mr. Ted Fick
Chief Executive Officer
Port of Seattle
PO Box 1209
Seattle, WA 98111

Re: Mad Anthony's, Inc. Claim for Reimbursement and Letter of Commitment

Dear Mr. Fick:

In early 2014, Mad Anthony's, Inc. (MAI) completed hot water and heating system improvements at the Anthony's Pier 66 restaurant. These improvements were required due to the termination of steam service to this building in 2013. The cost of these improvements, as documented in the attached AIA Document G702, was \$797,990.00. MAI now requests that the Port of Seattle reimburse MAI in full for the cost of these improvements. Upon receipt of reimbursement in the amount of \$797,990.00, MAI agrees to exercise its remaining 15 year Option to Extend related to its Bell Street Pier Restaurant Lease Agreement (#000294). The exercise of this extension will result in a December, 2041 termination date.

Mad Anthony's, Inc.

By 
Herbert M. Gould, III
President

Attachment: AIA Document G704-2000



AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
Anthony's @ Pier 66
2201 Alaskan Way
Seattle, WA 98121

PROJECT NUMBER: 6791/
CONTRACT FOR: General Construction
CONTRACT DATE: September 18, 2013

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

TO OWNER:
(Name and address)
Mad Anthony's
10502 NE 37th Circle, Bldg. 7
Kirkland, WA 98003

TO CONTRACTOR:
(Name and address)
Rushforth Construction Co., Inc. d/b/a Adolfsen
& Peterson Construction
6021 12th St East #100
Tacoma, WA 98424-1399

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

Owner has full accessibility.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty
1-Year

Date of Commencement
9/24/13

N/A

2/19/14

ARCHITECT

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

Rushforth Construction Co., Inc.
d/b/a Adolfsen & Peterson
Construction

BY

DATE

CONTRACTOR

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:00 p.m. (time) on 2/13/14 (date).

Mad Anthony's

BY

DATE

OWNER



Transmittal Cover Sheet

Detailed, Grouped by Each Transmittal Number

6791 - Anthony's at Pier 66
2201 Alaskan Way, Seattle, WA 98121

Project # 6791
Tel: Fax:

Adolfson & Peterson, Inc.

Date: 2/26/2014

Reference Number: 0001

Transmitted To

Jeff Arnot
Mad Anthony's, Inc.

PO Box 3805
Bellevue, WA 98009-3805
Tel: 425.455.0732
Fax: 425.455.0649

Transmitted By

Elaine Dobbins
Rushforth Construction Co., Inc. dba Adolfson & Peterson
Construction
6021 12th Street East #100
Tacoma, WA 98424-1399
Tel: 253.922.1884
Fax: 253.922.2089

Acknowledgement Required

Package Transmitted For

Signature

Delivered Via

US Mail

Tracking Number

Certificate of
Substantial
Completion

Item #	Qty	Item	Reference	Description	Notes	Status
0001	2.00		AIA G704-2000	Certificate of Substantial Completion		

Cc: Company Name	Contact Name	Copies	Notes
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Remarks

Please sign the attached document and return one copy to our office. If you have any questions, please contact Jim Newman, Sr. Project Manager at 253.922.1884. Thank you.

Elaine Dobbins

Signature

2-26-14

Signed Date

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER:

Mad Anthony's
 10502 NE 37th Circle, Bldg 7,
 Kirkland WA 98003

PROJECT: 5

APPLICATION NO: 5

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:

Adolfson & Peterson Construction
 6021 12th Street E, #100
 Tacoma WA 98424

PERIOD TO: 02/28/14

PROJECT NO: 6791

CONTRACT FOR: General Construction

CONTRACT DATE 09/18/13

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	\$700,748.00
2. Net change by Change Orders	\$	97,242.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	797,990.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	797,990.00

5. RETAINAGE:	\$	0.00
a. 0% of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	797,990.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 701,042.05

8. CURRENT SALES TAX 9.5% of taxable amount \$ 60,051.00
 Current Sales Tax \$ 5,704.85

8. CURRENT PAYMENT DUE \$ 102,652.80

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$37,435.00	
Total approved this Month	\$59,807.00	
TOTALS	\$97,242.00	\$0.00
NET CHANGES by Change Order	\$97,242.00	

CONTRACTOR:

By: *Audrey [Signature]*

State of: Washington

County of: Pierce

Subscribed and sworn to before me this 4th day of March 2014

Notary Public: *Para. [Signature]*

My Commission expires: 02-15-15



OWNER'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on the data comprising the application, the Owner certifies that to the best of the Owner'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. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____

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

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: **5**
 APPLICATION DATE: **02/28/14**
 PERIOD TO: **02/28/14**
 ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETENTION
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
1100	GENERAL REQUIREMENTS	78,067.00	78,067.00		\$0.00	\$0.00	\$78,067.00	100.00%		\$3,903.35
1100	CONTINGENCY	29,765.00	\$29,765.00		\$0.00	\$0.00	\$29,765.00	100.00%		\$1,488.25
1210	SELECTIVE DEMOLITION	13,004.00	\$13,004.00		\$0.00	\$0.00	\$13,004.00	100.00%		\$650.20
1300	CONCRETE	789.00	\$789.00		\$0.00	\$0.00	\$789.00	100.00%		\$39.45
1400	MASONRY	0.00			\$0.00	\$0.00				\$0.00
1500	STRUCTURAL AND MISC STEEL	0.00			\$0.00	\$0.00				\$0.00
1600	CARPENTRY WORK	316.00	\$316.00		\$0.00	\$0.00	\$316.00	100.00%		\$15.80
1620	MILLWORK	0.00			\$0.00	\$0.00				\$0.00
1700	MOISTURE PROTECTION	2,323.00	\$2,323.00		\$0.00	\$0.00	\$2,323.00	100.00%		\$116.15
1800	WINDOW & DOORS	1,371.00	\$1,371.00		\$0.00	\$0.00	\$1,371.00	100.00%		\$68.55
1900	FINISHES	12,124.00	\$12,124.00		\$0.00	\$0.00	\$12,124.00	100.00%		\$606.20
2000	SPECIALTIES	0.00			\$0.00	\$0.00				\$0.00
2100	FIRE PROTECTION	5,500.00	\$5,500.00		\$0.00	\$0.00	\$5,500.00	100.00%		\$275.00
2200	PLUMBING	329,905.00	\$329,905.00		\$0.00	\$0.00	\$329,905.00	100.00%		\$16,495.25
2300	HVAC	129,982.00	\$129,982.00		\$0.00	\$0.00	\$129,982.00	100.00%		\$6,499.10
2600	ELECTRICAL	38,325.00	\$38,325.00		\$0.00	\$0.00	\$38,325.00	100.00%		\$1,916.25
9999	CONTRACTOR'S FIXED FEE	59,277.00	\$59,277.00		\$0.00	\$0.00	\$59,277.00	100.00%		\$2,963.85
10000	OCO #1	\$28,691.00	\$28,447.00		\$244.00	\$0.00	\$28,691.00	100.00%		\$1,434.55
10000	OCO #2	\$1,385.00	\$1,385.00		\$0.00	\$0.00	\$1,385.00	100.00%		\$69.25
10000	OCO #3	\$7,359.00	\$7,359.00		\$0.00	\$0.00	\$7,359.00	100.00%		\$367.95
10000	OCO #4	\$59,807.00	\$59,807.00		\$59,807.00	\$0.00	\$59,807.00	100.00%		\$2,990.35
	GRAND TOTALS	\$797,990.00	\$737,939.00		\$60,051.00	\$0.00	\$797,990.00	100.00%	\$0.00	\$39,899.50