



AIA® Document G704™ – 2000


Certificate of Substantial Completion

| | | |
|--|---|---|
| PROJECT: <i>(Name and address)</i> 2219 Lofts La Crosse, WI | PROJECT NUMBER: CONTRACT FOR: General Construction CONTRACT DATE: February 8, 2016 | <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER |
| TO OWNER: <i>(Name and address)</i> 2219 Lofts Limited Partnership 801 Washington Ave. North, #108 Minneapolis, MN 55401 | TO CONTRACTOR: <i>(Name and address)</i> Dave Cecil Builders, Inc. 101 W. Loomis Street Birchwood, WI 54817 | |

Project or portion of the Project designated for partial occupancy or use shall include:

2219 Lofts - Historic Rehabilitation in to 25 Apartments and associated parking & site amenities.


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 One Year | | Date of Commencement 12/22/2016 |
| Sikes Abernathie Architects |  | 12/22/2016 |
| ARCHITECT | BY <i>(Signature)</i> | DATE OF ISSUANCE |

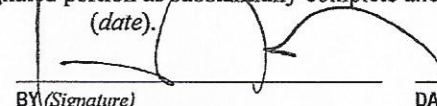
A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties 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: \$ TBD

The Contractor will complete or correct the Work on the list of items attached hereto within sixty (60) days from the above date of Substantial Completion.

| | | |
|---------------------|---|----------|
| Dave Cecil Builders |  | 12-23-16 |
| CONTRACTOR | BY <i>(Signature)</i> | DATE |

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at (time) on (date).

| | | |
|--------------|--|----------|
| Randy Schold |  | 12/23/16 |
| OWNER | BY <i>(Signature)</i> | DATE |

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(NOTE: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)