



ENT 70806:2011 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Oct 05 3:20 pm FEE 0.00 BY SS
RECORDED FOR SPANISH FORK CITY CORPORATI

LIEN IN LIEU OF SPECIAL ASSESSMENT AREA

COMES NOW CP Factory, LLC, the owner of real property located in Spanish Fork City and hereby grants to Spanish Fork City a lien in said property which lien is in lieu of the special assessment area lien provided for in Utah Code Annotated §11-42-501(1953 as amended) to guarantee the construction of curb, gutter, sidewalk, sidewalk, and asphalt in order to provide drainage and flood control.

Consideration for this lien is the waiver by the city of the owner upgrading the curb, gutter, sidewalk and asphalt to current standards, or bonding for the same, in order to obtain a building permit and shall be for the purpose of protecting the city, any mortgage company and the health and welfare of the city residents to require this construction of said improvements at the appropriate time. Improvements are required to be made within 30 days after notice to install the improvements is given by the Public Works Director. Said notification shall be simultaneous with or immediately following UDOT's replacement of the bridge on 1550 West. Owner shall meet the construction and development standards in place at the time of installation.

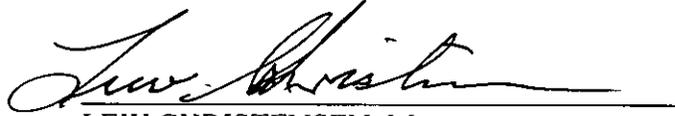
In the event that the improvements are not completed, the city may execute on this lien in order to pay for the improvements.

This lien is in the amount of \$100,500.00, with interest thereon at the rate of 4.0% per annum and to be secured with the real property located in Utah County, State of Utah and more particularly described as follows:

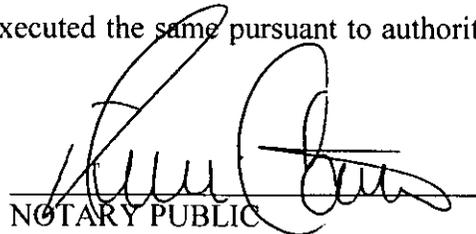
BEGINNING AT A POINT WHICH IS LOCATED WEST 1215.43 FEET AND SOUTH 212.01 FEET AND S47°07'26"W 177.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°21'11"W 1930.10 FEET; THENCE N51°17'04"W 677.21 FEET; THENCE N02°38'46"E 985.31 FEET; THENCE N38°31'33"E 307.91 FEET; THENCE N47°07'26"E 413.50 FEET TO THE POINT OF BEGINNING.

DATED this 30th day of September, 2011.

CP FACTORY, LLC by:


LEW CHRISTENSEN, Manager

On the 30th day of September, 2011, personally appeared before me
Lew Christensen, the signer of the foregoing instrument, who duly acknowledged to me that he is
the manager of the limited liability company and executed the same pursuant to authority of the
limited liability company.


NOTARY PUBLIC

