

WHEN RECORDED RETURN TO:

Colleen Kirk, Attorney-in-Fact
INTSEL STEEL WEST, LLC
c/o P. O. Box 241566
Cleveland, OH 44124

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that INTSEL STEEL WEST, LLC (“**Claimant**”), located at 5555 GARDEN GROVE BLVD., STE. 250 , WESTMINSTER, CA 92683, and whose telephone number is (714) 822 - 2334, claims and holds a construction lien, pursuant to Utah Code Section 38-1a-1, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant’s lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 451 W 600 S , SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH (commonly known as JOB# 22-110008 INDUSTRY NEIGHBORHOOD PARKING STRUCTURE), being more particularly described as:

LEGAL DESCRIPTION: See Attached Exhibit A

PARCEL/SERIAL NO: 15-01-379-023-0000

(the “**Property**”)

2. To the best of Claimant’s knowledge, Q FACTOR, LLC and/or AAM INVESTMENTS, LTD. and/or INDUSTRY SLC NEIGHBORHOOD FOUNDERS, LLC and/or INDUSTRY SLC GARAGE, LLC is the record owner and/or reputed owner of the property.

3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of FORGE METALS, LLC

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of at least TWO HUNDRED TWENTY FIVE THOUSAND, SIXTY TWO AND 67/100 DOLLARS (\$225,062.67), plus interest, attorney fees, and costs, which amount could change, should additional credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about 09/08/2023, and provided the last services, labor, materials and/or equipment on or about 10/03/2023.

6. PROTECTION AGAINST LIENS AND CIVIL ACTION. If this Notice of Construction Lien is being filed on a residence as defined in Utah Code section 38-11-102(18), notice is hereby provided that under Utah law an “owner” may be protected against liens being maintained against an “owner-occupied residence” and from other civil action being maintained to recover monies owed for “qualified services” performed or provided by suppliers and subcontractors as a part of the contract between a real estate developer or an original contractor and the owner, if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (2) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and (3) the owner paid in full the original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

Dated this 7TH day of NOVEMBER, 2023

CLAIMANT:
INTSEL STEEL WEST, LLC

By: Colleen Kirk
Colleen Kirk, Attorney-in-Fact
INTSEL STEEL WEST, LLC under POA dated 08/19/2019

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

On the 7th day of NOVEMBER, 2023 Colleen Kirk personally appeared before me and stated and swore under oath that he/she is the authorized Attorney-in-Fact to sign for Claimant, that this Notice of Construction Lien was signed on Claimant's behalf, that he/she is authorized by Claimant to sign on its behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his/her knowledge.

Cheryl L Tecco
Notary Public
My commission expires: 10/19/2027

Reference: N691382 114049/ JOB #221108



CHERYL L TECCO
Notary Public, State of Ohio
My Commission Expires
October 19, 2027

CERTIFICATE OF MAILING

I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, the 7th day of NOVEMBER, 2023 to the following:

Q FACTOR, LLC
650 S 500 #277
SALT LAKE CITY, UT 84101

AAM INVESTMENTS, LTD.
700 NORTHCREST DR,
SALT LAKE CITY, UT 84103

Q FACTOR, LLC
C/O MATTHEW MUIR
537 W 600 S STE 400
SALT LAKE CITY, UT 84101

INDUSTRY SLC NEIGHBORHOOD FOUNDERS, LLC
537 WEST 600 SOUTH SUITE 400
SALT LAKE CITY, UT 84101

INDUSTRY SLC GARAGE, LLC
537 W 600 S STE 400
SALT LAKE CITY, UT 84101

INDUSTRY SLC GARAGE, LLC
C/O HENRY JASON WINKLER
650 500 W STE 226
SALT LAKE CITY, UT 84101



Colleen Kirk, Agent for
INTSEL STEEL WEST, LLC

Reference: N691382 114049/ JOB #221108

EXHIBIT A-1

DESCRIPTION OF GROUND LEASE PROPERTY

PARCEL A:

BEGINNING AT A POINT ON THE WEST LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 00°01'01" WEST ALONG SAID WEST LINE 267.10 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING NORTH 00°01'01" WEST ALONG SAID WEST LINE 178.07 FEET; THENCE NORTH 78°58'31" EAST 105.91 FEET; THENCE NORTH 00°01'01" WEST 63.00 FEET; THENCE NORTH 89°57'29" EAST 64.69 FEET; THENCE SOUTH 10°01'01" EAST 228.07 FEET; THENCE SOUTH 79°58'59" WEST 211.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,546 SQ. FT. OR .885 ACRES

PARCEL B:

BEGINNING AT A POINT NORTH 00°01'01" WEST ALONG THE WEST LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY 445.17 FEET AND NORTH 78°58'31" EAST 105.91 FEET AND NORTH 00°01'01" WEST 63.00 FEET AND NORTH 89°57'29" EAST 46.04 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING THENCE NORTH 00°01'01" WEST 132.00 FEET TO THE NORTH LINE OF SAID BLOCK 26; THENCE NORTH 89°57'29" EAST ALONG SAID NORTH LINE 262.50 FEET; THENCE SOUTH 00°01'01" EAST 568.36 FEET; THENCE SOUTH 89°57'35" WEST 175.00 FEET; THENCE SOUTH 00°01'01" EAST 92.00 FEET TO THE SOUTH LINE OF SAID BLOCK 26; THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 26.00 FEET; THENCE NORTH 00°01'01" WEST 198.95 FEET; THENCE NORTH 10°01'01" WEST 103.76 FEET; THENCE NORTH 79°58'59" EAST 15.00 FEET; THENCE NORTH 10°01'01" WEST 228.07 FEET; THENCE SOUTH 89°57'29" WEST 18.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 130,875 SQ. FT. OR 3.005 ACRES

EXHIBIT A-2

DESCRIPTION OF SUBLEASE PROPERTY

PARCEL 2 (Project 1):

A PARCEL OF GROUND LOCATED IN LOTS 2, 3, 6 AND 7 OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°57'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 82.77 FEET AND NORTH 0°01'01" WEST 92.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE SOUTH 89°57'35" WEST 158.00 FEET; THENCE NORTH 0°01'01" WEST 24.56 FEET; THENCE NORTH 89°58'59" EAST 0.57 FEET; THENCE NORTH 0°01'01" WEST 82.88 FEET; THENCE NORTH 10°01'01" WEST 293.50 FEET; THENCE NORTH 89°59'07" EAST 208.39 FEET; THENCE SOUTH 0°01'01" EAST 396.41 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (Elder Court Access Drive):

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 241.26 FEET FROM THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 42.51 FEET; THENCE NORTH 0°01'01" WEST 198.95 FEET; THENCE NORTH 10°01'01" WEST 334.46 FEET; THENCE SOUTH 89°57'29" WEST 3.42 FEET; THENCE NORTH 0°01'01" WEST 132.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 26; THENCE NORTH 89°57'29" EAST ALONG SAID NORTH LINE 44.00 FEET; THENCE SOUTH 114.33 FEET; THENCE SOUTH 10°01'01" EAST 351.90 FEET; THENCE SOUTH 0°17'19" WEST 199.45 FEET TO THE POINT OF BEGINNING.