

WHEN RECORDED, MAIL TO:

R. Jesse Davis
STRONG & HANNI
102 South 200 East, Suite 800
Salt Lake City, Utah 84101

AMENDED NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that Sue Young, Representative for Channel Lumber, whose address is 100 West Cutting Boulevard, Richmond, California 94804, by virtue of Utah Code Annotated, § 38-10-101 et seq., claims and holds a lien upon the Property described below. The reputed owner or record owner of the Property, improvements, and interest subject to the lien herein is CHICAGO ST TOWNHOMES PROPERTY, LLC whose address is c/o LA Jolla Pacific Investments, LLC 650 S 500 W Ste 449, Salt Lake City, Utah 84101. The subject Property and improvement upon which the lien is claimed is located in Salt Lake County, and more described as follows:

PROPERTY DESCRIPTION: Chicago Street Townhomes, 22 North Chicago Street, Salt Lake City, Utah 84116

LEGAL DESCRIPTION: See attached Exhibit A.

PARCEL ID: 08-35-456-012-0000

The lien is claimed on the fee interest to the extent provided under U.C.A. § 38-10-101 et seq., including without limitation § 38-10-104.

The undersigned Lien Claimant was employed or retained by, and performed said labor and services for, and furnished said materials and equipment to Makers Line, whose address is 537 West 600 South, Suite 400, Salt Lake City, Utah 84101.

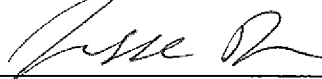
The first labor, material, or equipment was performed or furnished on the said property on July 5, 2023, and the last labor, service, material, or equipment was performed or furnished on August 18, 2023.

This Amended Notice of Lien amends that certain Claim of Lien recorded on November 28, 2023, with the Salt Lake County Recorder, Entry No. 14179364, Book 11458 at Page 6110.

There is due and owing to the Lien Claimant an amount not less than SIX HUNDRED FIFTEEN THOUSAND TWO HUNDRED NINETY-THREE AND 91/100 DOLLARS (\$615,293.91) as of January 8, 2024, on the aforementioned property for furnishing materials, performing labor and services, furnishing and/or renting equipment, for the construction, alteration and improvement of a building or structure or improvement of the above-described premises and property. Said amount is due (after deducting all just credits and offsets), together with interest, costs, and attorneys' fees, and as otherwise provided under U.C.A. § 38-10-101 et seq., including without limitation § 38-10-103(2), for all of which the undersigned Lien Claimant holds and claims a lien by virtue of the provisions of U.C.A. § 38-10-101 et seq., and § 38-1-1 et seq.

Notice is hereby provided in accordance with U.C.A. § 38-11-108 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 part of this contract, if either (1) or (2) is met: (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (b) 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 (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000. (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner’s protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rlrf.

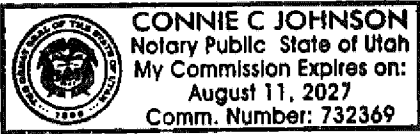
LIEN CLAIMANT
CHANNEL LUMBER



By: R. Jesse Davis
Its: Attorney

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

R. Jesse Davis, being first duly sworn, says that he is legal counsel for Channel Lumber, the Lien Claimant in the foregoing Notice of Lien; that he has read notice and knows the contents thereof, and that the same is true of his own knowledge, and that he signed the same with authority from and in behalf of Channel Lumber, and said and acknowledged to me that said Lien Claimant executed the same.




NOTARY PUBLIC

EXHIBIT A

Legal:

Parcel 1:

Commencing 1 foot West and 38.75 feet South of the Northwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence East 124.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet to the point of commencement.

Tax ID 08-35-456-009

Parcel 2:

Commencing at a point 208-3/4 feet North from the Southwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence West 1 foot; thence North 41-1/4 feet; thence East 124 feet; thence South 41-1/4 feet; thence West 123 feet to the place of beginning.

Parcel 2A:

Together with a perpetual right-of-way over the following described land-to-wit:

Commencing at a point 123 feet East from the Southwest corner of Lot 2, BLOCK, PLAT AND SURVEY aforesaid, and running thence East 9 feet; thence North 40 rods; thence West 9 feet; thence South 40 rods to the place of beginning.

Tax ID 08-35-456-010

Parcel 3:

Commencing 451.25 feet South from the Northwest corner of Lot 7, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence East 123.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet; thence East 1.0 feet to the point of commencement.

Tax ID 08-35-456-011

Parcel 4:

Commencing 1 foot West and 81.0 feet North from the Southwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence North 86.5 feet; thence East 124.0 feet; thence South 86.5 feet; thence West 124.0 feet to the point of commencement.

Tax ID 08-35-456-012

Parcel 5:

Commencing at the Southwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, and running thence East 66 feet; thence North 81 feet; thence West 67 feet; thence South 81 feet; thence East 1 foot to the point of beginning. Situated within the Corporate limits of Salt Lake City, Utah.

Tax ID 08-35-456-013

Parcel 6:

Beginning at a point 42 feet West from the Southeast corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY and running thence West 57 feet; thence North 81 feet; thence East 57 feet; thence South 81 feet to the place of beginning.

Parcel 6A:

Together with a perpetual right of way over the following described tract of Land, to-wit:
Commencing at a point 33 feet West from the Southeast corner of said Lot 2, Block, Plat and Survey aforesaid, and running thence West 9 feet; thence North 40 rods; thence East 9 feet; thence South 40 rods to the place of beginning.

Tax ID 08-35-456-014

Tax Parcel No.: 08-35-456-009, 08-35-456-010, 08-35-456-011, 08-35-456-012, 08-35-456-013, and 08-35-456-014