

**Instrument Prepared By  
And Recording Requested By:**

14231609 B: 11486 P: 5594 Total Pages: 4  
04/24/2024 09:13 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: KB&A  
50 W BROADWAY STE 1000SALT LAKE CITY, UT 841012005

Peak Fasteners, Inc.  
PO Box 95845  
South Jordan, UT 84095  
(801) 597-3222

**NOTICE OF CONSTRUCTION SERVICE LIEN**



**The Claimant**

Peak Fasteners, Inc.  
PO Box 95845  
South Jordan, UT 84095

**The Record Property Owner:**

Chicago St Townhomes Property, LLC  
537 W 600 S Suite 400  
Salt Lake City, UT 84101

2970 Devonshire Circle  
Salt Lake City, UT 84108

**The Party Who Hired the Claimant  
("Hiring Party"):**

Blackwater MFG & Const LLC  
2944 W 6100 S  
Nephi, UT 84648

**Amount of Claim / Total Balance Due:**

\$20,474.81

**Services / Materials Provided  
("Services"):**

Hardware and fasteners

**Claimant First Furnished Labor and/or  
Materials on:**

May 2, 2023

**Claimant Last Furnished Labor and/or  
Materials on:**

August 11, 2023

**Parcel Numbers**

08354560120000

**The Property to be charged with the lien:**

State of Utah County of Salt Lake

**Municipal Address:**

18 N Chicago St  
Salt Lake City, UT 84116

**Legal Property Description:**

COM 1 FT W & 81 FT N OF SW COR LOT 2 BLK 57 PLAT C  
SLC SUR N86.5 FT E 124 FT S 86.5 FT W 124 FT TO BEG  
5551-1483 5578-2506 5706-2554 09839-0790 10714-1939  
11094-6003

Notice is hereby given that Claimant hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1a-1 *et seq.*, upon the property described above. In support of this lien, the following information is being submitted:

The Property being liened is identified above as the Property;

The owner or reputed owner of the Property is above-identified as the Record Property Owner;

The name and address of the party making this claim of lien is above-identified as the Claimant. The Claimant is

the party who actually furnished the materials, labor, services, equipment, or other construction work for which this lien is claimed. These services and/or materials are above-described as the Services. These Services were furnished to the Property, and incorporated therein;

The Claimant was hired by the above-identified Hiring Party;

The above-identified Amount of Claim is the total balance due to the Claimant at the time of the filing of this Claim of Construction Lien. This is a true statement of the Claimant's demand after deducting all just credits and offsets.

### Signature of Claimant, and Verification

State of Utah, County of SLC

I, Sudy Gardner, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, that I have read the foregoing Notice of Construction Lien, know the contents thereof, and I have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

Signed by: <sup>Claimant</sup> Sudy Gardner  
Title: GM PEAKFASTENERS

Dated: 4-15-24

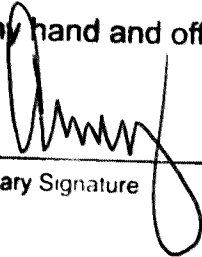
Sworn to and subscribed before me, undersigned Notary Public, in and for the above listed State and County, on this date:

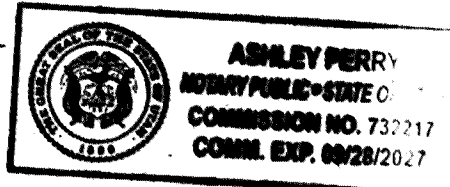
Notary Public

State of Utah  
County of SLC

Subscribed and sworn to before me on this 15  
of April in the year 2025 by Suey Gardner  
month name of document signer

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Signature



Commission No. 732217  
Commission Exp. 09/28/2027