

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 4895 W HUDSON WAY , LEHI, UTAH COUNTY, STATE OF UTAH (commonly known as HOLBROOK INDUSTRIAL BUILDING #5), being more particularly described as:

LEGAL DESCRIPTION: See Attached Exhibit A

PARCEL/SERIAL NO: 58:021:0434
58:021:0435
58:021:0442
58:021:0450
58:021:0451
58:021:0452

(the “Property”)

2. To the best of Claimant’s knowledge, BOYER HOLBROOK FARM, L.C. and/or THE BOYER COMPANY 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 HANSON WELDING & FABRICATION, INC.

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 THIRTY NINE THOUSAND, FOUR HUNDRED EIGHTY FIVE AND 07/100 DOLLARS (\$39,485.07), 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 05/11/2022, and provided the last services, labor, materials and/or equipment on or about 02/21/2023.

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 8th day of JUNE, 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 8th day of JUNE, 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: N586550 4895



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 9th day of JUNE, 2023 to the following:

BOYER HOLBROOK FARM, L.C.
101 S 200 E STE 200
SALT LAKE CITY, UT 84111

THE BOYER COMPANY
101 S 200 E
SALT LAKE CITY, UT 84111



Colleen Kirk, Agent for
INTSEL STEEL WEST, LLC

Reference: N586550 4895

EXHIBIT A

Legal Description

PARCEL 1:

**Description #2 – Boyer Purchase of 2700 North West of Redwood
Revised June 24, 2020**

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'40" West along the section line 493.38 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°08'21" East 64.00 feet; thence South 89°51'39" West 512.13 feet; thence North 00°08'21" West 64.01 feet to the section line; thence North 89°51'40" East along the section line 512.13 feet to the point of beginning.

PARCEL 2:

Description #3

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'40" West along the section line 1,005.52 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°08'21" East 64.01 feet; thence South 00°07'11" East 220.34 feet; thence West 367.68 feet; thence North 10°48'11" East 288.71 feet to the section line; thence North 89°51'40" East along the section line 312.95 feet to the point of beginning.

PARCEL 3:

**Description #7
Revised June 24, 2020**

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 17.22 feet and South 756.16 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said deed 537.96 feet to the Northerly line of that real property described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said deed 334.27 feet to the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North 12°10'20" West 358.07 feet; 2) North 02°03'40" East 190.10 feet; thence South 89°48'50" East 403.44 feet to the point of beginning.

ALSO a portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County, located South 89°51'40" West along the section line 453.67 feet and South 753.72 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South 02°03'40" West 193.10 feet; 2) South 12°10'20" East 355.15 feet to the North line of that real property described in Deed Entry No. 112140:2010 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 89°52'33" West 94.85 feet; 2) South 00°07'33" East 40.16 feet; 3) South 89°52'42" West 822.58 feet; thence North 13°12'19" West 414.27 feet; thence North 04°16'31" West 182.55 feet; thence South 89°48'50" East 957.66 feet to the point of beginning.

PARCEL 4:

Description #8

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 15.75 feet and South 799.49 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 294.20 feet to the Westerly right-of-way line of State Road 68; thence South 12°01'39" East along said right-of-way 395.05 feet to the Northeasterly corner of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 37°29'45" West 68.65 feet; 2) South 77°58'22" West 157.12 feet; 3) along the arc of a curve to the right having a radius of 960.00 feet a distance of 183.00 feet through a central angle of 10°55'20" Chord: South 83°25'41" West 182.73 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'14" East along said deed 494.50 feet to the point of beginning.

PARCEL 5:

Description #9

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County, located North 89°49'32" East along the section line 15.21 feet and South 1,374.02 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) Easterly along the arc of a 1,040.00 foot radius non-tangent curve to the left (radius bears: North 01°01'34" West) 199.68 feet through a central angle of 11°00'04" Chord: North 83°28'24" East 199.38 feet; 2) North 77°58'22" East 158.65 feet; 3) South 60°40'46" East 67.78 feet to the Westerly right-of-way line of State Road 68; thence along said right-of-way the following four (4) courses: 1) South 12°01'39" East 26.56 feet; 2) South 08°08'16" East 250.62 feet; 3) South 12°01'39" East

30.16 feet; 4) South 00°22'24" West 258.80 feet; thence West 458.47 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'15" East along said deed 539.83 feet to the point of beginning.

PARCEL 6:

Description #10

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 17.80 feet and South 1,374.14 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'15" West along said deed 510.41 feet; thence West 202.87 feet; thence North 03°43'46" East 251.65 feet; thence North 28°11'14" West 293.38 feet to the Southerly line of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County; thence North 89°52'33" East along said deed 325.57 feet to the point of beginning.

PARCEL 7:

Description #23

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 61315:2018 of the official records of Utah County, located North 89°49'32" East along the section line 591.19 feet and South 1,280.78 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) North 77°58'22" East 646.42 feet; 2) South 59°04'11" East 154.75 feet; 3) South 23°04'18" East 445.53 feet; thence along the arc of a curve to the right with a radius of 1,943.00 feet a distance of 182.00 feet through a central angle of 05°22'01" Chord: South 20°23'17" East 181.94 feet; thence South 17°42'54" East 144.35 feet; thence along the arc of a curve to the right with a radius of 693.00 feet a distance of 119.34 feet through a central angle of 09°52'01" Chord: South 12°46'54" East 119.19 feet; thence North 82°09'07" East 93.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 82°09'07" East) a distance of 25.58 feet through a central angle of 97°42'00" Chord: North 41°00'07" East 22.59 feet to the Southerly line of Waterbury Road; thence North 89°51'07" East along said street 105.83 feet to the Northwesterly corner of Holbrook Farms Plat F, according to the official plat thereof, recorded March 27, 2020 as Entry No. 39366:2020 of the official records of Utah County; thence South 00°08'53" East along said plat 462.61 feet to the Northerly line of State Road 85; thence along said State Road the following three (3) courses: 1) West 34.00 feet; 2) South 26.63 feet; 3) South 89°58'12" West 81.48 feet to the Northerly line of that real property described in Deed Entry No. 20761:2018 of the official records of Utah County; thence along said deed the following seven (7) courses: 1) North 80°22'43" West 947.25 feet; 2) North 12°01'35" West 215.02 feet; 3) North 15°35'43" West 240.97 feet; 4) North 12°01'35" West 399.19 feet; 5) North 06°17'24" West 110.05 feet; 6) North 12°01'35" West 88.84 feet; 7) North 15°54'02" West 52.88 feet to the point of beginning.

ALSO a portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 30109:2018 of the official records of Utah County, located North $89^{\circ}49'32''$ East along the section line 1,743.33 feet and South 1,589.25 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South $23^{\circ}20'00''$ East 79.18 feet; 2) South $17^{\circ}58'00''$ East 292.63 feet to the Northerly line of Waterbury Drive; thence South $89^{\circ}51'07''$ West along said street 120.41 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 19.19 feet through a central angle of $73^{\circ}17'20''$ Chord: North $53^{\circ}30'13''$ West 17.91 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 786.00 feet a distance of 11.74 feet through a central angle of $00^{\circ}51'21''$ Chord: North $17^{\circ}17'14''$ West 11.74 feet; thence North $17^{\circ}42'54''$ West 144.33 feet; thence along the arc of a curve to the left having a radius of 2,036.00 feet a distance of 164.67 feet through a central angle of $04^{\circ}38'02''$ Chord: North $20^{\circ}01'18''$ West 164.62 feet; thence North $72^{\circ}17'06''$ East 122.77 feet to the point of beginning.

PARCEL 8:

Description #16 (Trail Portion of Plat H) – South Half

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of 3600 West Street as dedicated by the HOLBROOK WAY, 3600 WEST, WATERBURY DRIVE & 2450 NORTH ROADWAY DEDICATION PLAT, according to the Official Plat thereof recorded February 21, 2017 as Entry No. 17384:2017 of the Official Records of Utah County, located South $89^{\circ}57'58''$ West along the Section line 40.60 feet and South 583.80 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said street the following two (2) courses: 1) South $00^{\circ}08'16''$ East 532.07 feet; 2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 120.00 feet (radius bears: North $63^{\circ}06'50''$ West) a distance of 27.20 feet through a central angle of $12^{\circ}59'20''$ Chord: South $33^{\circ}22'50''$ West 27.15 feet to the Northerly line of Drexler Drive; thence South $89^{\circ}51'07''$ West along said street 58.72 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 84.00 feet (radius bears: North $23^{\circ}24'37''$ West) a distance of 50.27 feet through a central angle of $34^{\circ}17'23''$ Chord: North $49^{\circ}26'41''$ East 49.52 feet; thence North $00^{\circ}08'15''$ West 522.69 feet; thence East 36.00 feet to the point of beginning.