

14130201 B: 11432 P: 5778 Total Pages: 11
07/18/2023 12:07 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEVELSET
1121 JOSEPHINE ST NEW ORLEANS, LA 701305011

Recording Requested by:
Roxy Glass LLC
8115 Aurora Ave N suite 101
Seattle, Washington 98103

Please Return To:
Roxy Glass LLC
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: HM3VS8TYKF33

SPACE ABOVE FOR RECORDER'S USE

PARCEL NUMBER: 27-31-376-004-0000

**NOTICE OF CONSTRUCTION SERVICE LIEN
Utah Code § 38-1a-502**

The Claimant:
Roxy Glass LLC
8115 Aurora Ave N suite 101
Seattle, Washington 98103

The Property to be charged with the lien:
State of Utah
County: Salt Lake County

The Property Owner:
RIVERTON CENTERCAL 2 LLC
1600 E FRANKLIN AVE
El Segundo, CA 90245-4337

Municipal Address:
13400 S Mountain view corridor, HWY, Suite 100
Riverton, Utah 84096

Legal Property Description:
Parcel No: 27-31-376-004-0000 Please see attached Exhibit A.

The Party Who Hired The Claimant ("Hiring Party"):
Shedd Ink Bulid INC
13400 S Mountain View Corridor, HWY, Suite 100
Riverton, Utah 84096

Services / Materials Provided ("Services"):
Install store front system, Sliding doors, Swing doors, Interior
window.....much more.

Claimant First Furnished Labor and/or Materials on: October
31, 2022

Claimant Last Furnished Labor or Materials on: April 20, 2023

Amount of Claim / Total Balance Due: \$29,957.20

IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)

RECORDED AS RECEIVED
- CO RECORDER -

Notice is hereby given that **Claimant** hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 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 **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.

PROTECTION AGAINST LIENS AND CIVIL ACTION

Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code 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 this contract, if either section (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.

IMPORTANT INFORMATION & SIGNATURES ON THE FOLLOWING PAGE

SIGNATURE OF CLAIMANT, AND VERIFICATION

State of Texas County of Brazoria

I, Shahin Javadi, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, or a party authorized and appointed for the purposes of signing this Notice of Claim of Lien, that I have read the foregoing Notice of Claim of Lien, know the contents thereof, have been provided and thereby or otherwise 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.

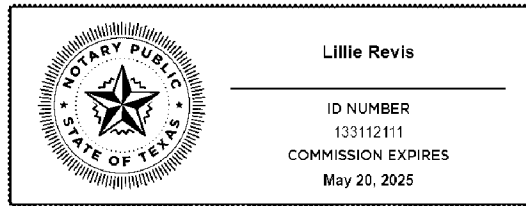
Shahin Javadi President
Claimant, Roxy Glass LLC
Signed by:

Print Name: Shahin Javadi
Title: President
Dated: 07/18/2023

On 07/18/2023, before me, undersigned Notary, personally came and appeared, Shahin Javadi President - Roxy Glass LLC, who is known to me or whose identity was sufficiently proved and who is an authorized limited agent of Claimant, and acknowledged that this instrument is the free and voluntary act of and deed of said company, and on oath stated that s/he is authorized to execute said instrument.

Lillie Revis Notary Public, State of Texas
Notary Public

Commission Expiration Date: 05/20/2025
Notary ID# 133112110



Notarized online using audio-video communication

Exhibit A - Legal Property Description

BEG S 89°34'03" E 1916.92 FT & N 0°25'57" E 149.17 FT FR SW COR SEC 31, T3S, R1W, SLM; N 0°34'50" E 167.70 FT; NW'LY ALG 100 FT RADIUS CURVE TO L, 11.38 FT (CHD N 2°40'47" W); N 5°56'24" W 59.05 FT; NW'LY ALG 100 FT RADIUS CURVE TO R, 11.38 FT (CHD N 2°40'47" W); N 0°34'50" E 889.12 FT; S 89°25'15" E 950.75 FT; SW'LY ALG 30 FT RADIUS CURVE TO L, 25.11 FT (CHD S 18°25'07" W); SE'LY ALG 112 FT RADIUS CURVE TO L, 29.27 FT (CHD S 13°02'41" E); S 20°31'57" E 91.30 FT; SE'LY ALG 153 FT RADIUS CURVE TO L, 29.37 FT (CHD S 14°16'41" E); S 19°41'10" E 46.06 FT; S 20°12'44" E 489.99 FT; SE'LY ALG 195 FT RADIUS CURVE TO R, 70.49 FT (CHD S 9°51'24" E); S 0°29'56" W 261.30 FT; S 3°25' E 43.93 FT; S 0°29'56" W 161.88 FT; SE'LY ALG 30 FT RADIUS CURVE TO L, 28.99 FT (CHD S 27°10'51" E); N 88°17'31" W 485.69 FT; N 89°33'54" W 325 FT; N 85°45'03" W 97.72 FT; N 89°33'54" W 244.87 FT; N 44°07'42" W 55.55 FT; N 0°11'47" W 35.07 FT; S 89°48'13" W 9.22 FT TO BEG.



ROXY GLASS

Exhibit B

**Notice of Intent to Lien
THIS IS NOT A LIEN**

Notice to :

SHEDD INK DBA SHEDD INK BUILD INC

Name and mailing address of party providing notice and selling materials : (Hereinafter referred to as the "Noticing Party")

Roxie Glass INC. 13547 SE 27th PL, Bellevue, WA 98005. Unit 4A2

Address where materials/services were delivered : (hereinafter referred to as the "Property")

13400 S Mountain View Corridor ,HWY, Suite-100, Riverton UT 84096

Description of services or materials provided :

Commercial Aluminum Storefront System
Commercial Aluminum Single Door (3)
Sliding System
48" Pull handle
Brake Metal

Total amount owed to Notifying Party : (hereinafter referred to as the "Debt")

INV 54474 \$29,957.20

The notice is provided to inform you that the Notifying Party has provided the above-described materials and/or services to the Property and that the payment for these services and/or materials (the "Debt"), is due and owing to the Notifying Party.

This is a notice to you that the Notifying Party is owed the Debt, and that payment has not been made to the Notifying Party on the Debt. If payment is not made to the Notifying Party in 15 days of sending this notice, a Claim of Lien (or a Mechanics Lien) will be filed against the property after delivery of this notice.

Dated: 4/25/2023

Signature:

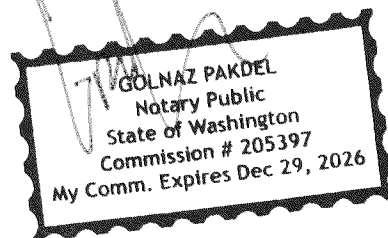
By: Shahin Javadi

Title: President

State of WA County of King
The foregoing instrument was acknowledged before me
this 25 day of April, 2023
by Shahin Javadi
Golnaz Pakdel Notary Public
My Commission Expires 12/29/26

Roxie Glass, Inc

**13547 SE 27th PL #4A2
Bellevue WA 98005**





ROXY GLASS
Commercial - Residential

13547 SE 27th PL, Bellevue,
WA 98005
Phone: 206-466-6788
Fax: 425-967-7052

Invoice

Invoice No: 54474
Date: 10/31/2022
Quote: 104888
Page: 2 of 2
Order No: 20% FINAL
PAYMENT

Bill To: SHEDD INK DBA SHEDD INK BUILD INC
15815 166th St SE
Snohomish WA 98290
Attn: Josh

Site Address:
SHEDD INK DBA SHEDD INK
BUILD INC
13400 S Mountain View Corridor
HWY
Suite-100
Riverton UT 84096

Quantity	Description	Amount
0.1786	Additional Discount by owner ----- NOTE ----- * We do NOT provide or install electrical or power hardware. (We do NOT have the permit) * Labor non-prevailing, non-union * Tax based on actual address, please let us know if the address is incorrect. * Please let us know if you're tax exempt and please send us a copy of your reseller permit. * Payment Terms Net 30 from receipt of invoice.	-437.50
14	Change Order 1 -12/20/22 - Brake Metal 2" X 2" black color Aluminum 0.050 installation included, Black tape and silicon	
28	Change Order 2 -12/20/22 - Brake Metal 2" X 2" aluminum , Black anodized color, 0.050 Labor included	3,707.20
5	Change Order 3 -12/20/22 - 48" Pull handle Matt black with installation	1,250.00

sent 4/25

Payment due within 1 day(s) of invoice
All work is covered by our standard guarantee and does not cover glass breakage.

Rounding: -0.02
Subtotal: 29,957.20

Total: \$29,957.20

Roxy Glass LLC, 13547 SE 27th PL, Bellevue, WA, 98005, United States
Phone: (206) 466-6788 Fax: (425) 967-7052 Email: roxyglassllc@gmail.com Website: http://roxyglassllc.com



654 South Industrial Way
 Seattle, WA 98108
 Phone: 206-466-6788
 Fax: 425-967-7052

Invoice

Invoice No: 54473
 Date: 10/31/2022
 Quote: 104888
 Page: 1 of 1
 Order No: 40% PROGRESS
 PAYMENT

Bill To: SHEDD INK DBA SHEDD INK BUILD INC
 15815 166th St SE
 Snohomish WA 98290
 Attn: Josh

Site Address:
 SHEDD INK DBA SHEDD INK
 BUILD INC
 13400 S Mountain View Corridor
 HWY
 Suite-100
 Riverton UT 84096

Quantity	Description	Amount
0.4286	Commercial Aluminum Storefront System Total of 565 Sqft commercial aluminum storefront system, black anodized, 2" x 4 1/2" framing system, 1" insulated tempered- annealed glass, low-e	18,160.71
0.8571	Commercial Aluminum Single Door 3' x 10' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	6,535.71
0.4286	Commercial Aluminum Single Door 3' x 10' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	3,407.14
0.4286	Commercial Aluminum Double Door 6' x 10' commercial aluminum double door with 2' transom, sidelite and transom black anodized, 1" insulated tempered glass, quote base on standard locking system	4,281.43
1.7143	Sliding System Black anodized, sliding -8'-4" x 120" -11'-8" x 120" 116" x 120" OXX (Patio) (46" x 116" Fix panel above the sliding) 115" x 120" XOO (Patio) (45" x 116" Fix panel above the sliding)	30,000.00
0.8571	Patio Small Doors 2 small doors for Patio. *PRICE IN REVISION*	
0.4286	Lodge, Fuel, Trip Surcharges	1,992.86
0.4286	Manager's Discount	-2,138.57
0.4286	Additional Discount by owner	-1,189.29
0.4286	Additional Discount by owner	-1,050.00

Payment due within 1 day(s) of invoice
 All work is covered by our standard guarantee and does not cover glass breakage.

Rounding: 0.01
 Subtotal: 60,000.00
 Less Payment: -60,000.00

10/31/22
 Paid
10/31 ck

Balance: **\$0.00**



654 South Industrial Way
 Seattle, WA 98108
 Phone: 206-466-6788
 Fax: 425-967-7052

Invoice

Invoice No: 54143
 Date: 6/14/2022
 Quote: 104888
 Page: 1 of 1
 Order No: **46% DEPOSIT**

Site Address:
 SHEDD INK DBA SHEDD INK
 BUILD INC
 13400 S Mountain View Corridor
 HWY
 Suite-100
 Riverton UT 84096

Bill To: SHEDD INK DBA SHEDD INK BUILD INC
 15815 166th St SE
 Snohomish WA 98290
 Attn: Josh

Quantity	Description	Amount
0.467	Commercial Aluminum Storefront System Total of 725 Sqft commercial aluminum storefront system, black anodized, 2" x 4 1/2" framing system, 1" insulated tempered- annealed glass, low-e	25,392.70
0.934	Commercial Aluminum Single Door 3' x 8' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	6,444.49
0.467	Commercial Aluminum Single Door 3' x 10' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	3,712.59
0.467	Commercial Aluminum Double Door 6' x 10' commercial aluminum double door with 2' transom, sidelite and transom black anodized, 1" insulated tempered glass, quote base on standard locking system	4,665.25
0.467	Sliding System Black anodized, sliding -8'-4" x 8'-6" -11'-8" x 8'-6"	14,943.75
0.467	Lodge, Fuel, Trip Surcharges	2,171.51
0.467	Manager's Discount	-2,330.29

Payment due within 1 day(s) of invoice
 All work is covered by our standard guarantee and does not cover glass breakage.

Subtotal: 55,000.00
 Less Payment: -55,000.00

Deposit Paid
 7/5 ck

Balance: \$0.00

Roxy Glass LLC Seattle, 654 South Industrial Way, Seattle, WA 98108, USA, WA, United States
 Phone: (206) 466-6788 Fax: (425) 967-7052 Email: roxyglassllc@gmail.com Website: http://roxyglassllc.com/



ROXY GLASS
Commercial - Residential

654 South Industrial Way
Seattle, WA 98108
Phone: 206-466-6788
Fax: 425-967-7052

Estimate 104888

Date: 2/24/2022

Page: 1 of 3

SHEDD INK DBA SHEDD INK BUILD INC
15815 166th St SE
Snohomish WA 98290

Job: **SHEDD INK DBA SHEDD INK BUILD INC**
13400 S Mountain View Corridor
HWY
Suite-100
Riverton UT 84096
Mobile: 3105955959
Email: josh@shedd.com

Quantity	Description	Amount
1	Commercial Aluminum Storefront System Total of 565 Sqft commercial aluminum storefront system, black anodized, 2" x 4 1/2" framing system, 1" insulated tempered- annealed glass, low-e	42,375.00
2	Commercial Aluminum Single Door 3' x 10' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	15,250.00
1	Commercial Aluminum Single Door 3' x 10' commercial aluminum single door with transom with 2' transom, sidelite black anodized, 1" insulated tempered glass, quote based on standard locking system	7,950.00
1	Commercial Aluminum Double Door 6' x 10' commercial aluminum double door with 2' transom, sidelite and transom black anodized, 1" insulated tempered glass, quote base on standard locking system	9,990.00
4	Sliding System Black anodized, sliding -8'-4" x 120" -11'-8" x 120" 116" x 120" OXX (Patio) (46" x 116" Fix panel above the sliding) 115" x 120" XOO (Patio) (45" x 116" Fix panel above the sliding)	70,000.00
2	Patio Small Doors 2 small doors for Patio. *PRICE IN REVISION*	
1	Lodge, Fuel, Trip Surcharges	4,650.00
1	Manager's Discount	-4,990.00
1	Additional Discount by owner	-2,775.00

Continued on next page...

A 50% (\$72,478.60) deposit is due before any work can commence.
We accept credit cards or check.
A \$85 trip charge will automatically apply if we were unable to perform work on the scheduled day and had to reschedule.
Payment is due in full upon job completion.
5% Late Fee will be applied to all invoices not paid in full within 5 days of job completion.

Quantity	Description	Amount
1	Additional Discount by owner ----- NOTE ----- * We do NOT provide or install electrical or power hardware. (We do NOT have the permit) * Labor non-prevailing, non-union * Tax based on actual address, please let us know if the address is incorrect. * Please let us know if you're tax exempt and please send us a copy of your reseller permit. * Payment Terms Net 30 from receipt of invoice.	-2,450.00
5	48" Pull handle Matt black with installation	1,250.00
14	Brake metal 2" X 2" black color Aluminum 0.050 installation included, Black tape and silicon	
28	Brake metal 2" X 2" aluminum , Black anodized color, 0.050 Labor included	3,707.20

This quotation is valid for 60 days from the date of issue.
I accept the above mentioned description of work and agree to the price, terms and conditions listed below.

Customer Acceptance: _____ Acceptance Date: _____

A 50% (\$72,478.60) deposit is due before any work can commence
We accept credit cards or check.
A \$85 trip charge will automatically apply if we were unable to perform work on the scheduled day and had to reschedule.
Payment is due in full upon job completion.
5% Late Fee will be applied to all invoices not paid in full within 15 days of job completion.

Subtotal: 144,957.20

Handwritten: 144,957.20

Total: **\$144,957.20**

Roxy Glass LLC Seattle, 654 South Industrial Way, Seattle, WA 98108, USA, WA, United States
Phone: (206) 466-6788 Fax: (425) 967-7052 Email: roxyglassllc@gmail.com Website: http://roxyglassllc.com/

Handwritten: \$29,937



ROXY GLASS
Commercial - Residential

Commercial

Terms and Conditions:

1. 50% deposit is required before any work can begin.
2. Price is subject to change if any work is required outside normal working hours. Normal working hours are 7:30 am to 4:00 pm Monday to Friday.
3. The proposed price is subject to change if there are any changes to the size or configuration after the final field measurement, or options added that are not listed in the actual proposal.
4. Roxy Glass, LLC will not be responsible for any discrepancies in customer provided measurements.
5. If existing obstructions are needed to be removed or customer's structure needs to be modified or corrected for installation, Roxy Glass, LLC reserves the right to require customer to modify the work area. If this action results in an installation time extension and/or reschedule not previously specified, there may be extra charges and Roxy Glass, LLC is not liable for the extra costs incurred.
6. Roxy Glass, LLC shall not be responsible for damage to its work by others. Roxy Glass, LLC will not be responsible for special incidental or consequential damages.
7. In case Roxy Glass, LLC is required to provide labor to install "customer provided" materials, Roxy Glass, LLC is not responsible for any damages to customer's glass or any other materials involved in, surrounding, or in the area of the work being performed.
8. Any items not specifically listed and priced in above bid proposal are excluded; any changes from this proposal to hardware or materials listed may cause a change in pricing and will be subject to a written Change Order.
9. Lead times given are based on information received by suppliers and manufacturers and are subject to change at any time and without notice, therefore Roxy Glass, LLC shall not be held responsible for delays caused by suppliers and manufacturers.
10. If Contractors assert nonpayment due to nonpayment from Owner, Roxy Glass, LLC reserves the right to contact said Owner regarding the status of payments on the Project.
11. Trips for field Measurements and trips necessary for installation per project is included in the quoted price. Field Measurements will be taken after we are notified that the areas of our scope are ready for measurement. Additional trips required due to openings not being ready and/or unacceptable installation conditions will result in \$220.00 per trip charge.
12. Following is excluded: Final protection and cleaning, Glass or Mirror breakage by others, Testing, Engineering, Permits, Bonds, Demolition, Temporary Enclosures, Repairs or Modification of Existing Opening or Frames, Core Drilling for Floor Closures, Any Electrical Work, unless noted in the scope of work.
13. Removal of existing materials may damage materials and/or surfaces during the removal of the said materials or may expose tile/structure issues. Roxy Glass, LLC does not assume any responsibility for damages due to or during removal of existing materials.
14. Additional trips required due to these issues will result in \$220.00 per trip charge.
15. Orders totalling up to \$500.00 or less are required to be paid in full at the time of order.
16. All glass and/or mirror products must be inspected at the time of pick up/delivery or installation at the job site. Roxy Glass, LLC is not responsible for glass and/or mirror once it leaves the store premises or has been accepted after delivery/installation.
17. On acceptance of the price quoted for the order or change order, a mobilization fee may be implemented for orders above \$20,000 to pay for mobilization of materials. Customer agrees to pay the remaining balance of the agreement upon completion of the work. The remaining balance will be paid on the completion of work, and will be charged according to the original payment method on file unless other payment arrangement is made by Customer at the time of payment of deposit. If Customer is Net 30, payment will be due within 30 days of completion, and if Customer is Net 45, payment will be due within 45 days of completion date. Completion of the work signifies that all jobs on invoice have been approved by contractor.
18. Customer agrees that in the event of any action or proceedings brought for the recovery of amounts due for products or merchandise or services obtained from Roxy Glass, LLC to pay all costs of collection including but not limited to attorney's or collection agent's fees. The customer further agrees to pay a \$150.00 fee for each returned check.
19. Roxy Glass, LLC is not responsible for any existing structural issues that may interfere with the installation and/or lead to unsightly reveals. Any or all structural modifications that may arise before, during, or after the glass installation are explicitly the customer's responsibility.
20. If any dimensions are changed after Roxy Glass, LLC measurement is completed and the changes in dimensions lead to inability of installation, there will be additional charges as much as fabrication of all materials.
21. Once the delivery/installation appointment for your project is confirmed, this time will be reserved just for you. If you are unable to keep this appointment we will need a notification at least one business day in advance. Otherwise, there may be additional trip charges of \$90 and further delays due to our scheduling load. Roxy Glass reserves the right to reschedule appointments with little or no notice.
22. Roxy Glass, LLC reserves the right, in its sole discretion, to add to, remove, modify or otherwise change any part of these Terms and Conditions, in whole or in part, at any time. No modifications are to be made by redlining, initialing, or changes in the writings, except as otherwise expressly contemplated herein, changes will be effective when approved and signed by two or more Roxy Glass, LLC managers.
23. When the price for any item of materials to be used on the Project increases by the manufacturers. Customer shall pay to Contractor, on request. This includes but is not limited to price increases in glass, aluminum and fuel, manufactured products and equipment.

ACCEPTANCE OF ORDER: I accept this terms and condition and the above mentioned description of work for the above price.

Customer Acceptance: _____

Acceptance Date: _____