

14189133 B: 11463 P: 6740 Total Pages: 4
12/27/2023 11:09 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STRONG AND HANNI
102 SOUTH 200 EAST, SALT LAKE CITY, UT 84111

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 Renu, Inc. aka Kova, whose address is 3200 Earhart Drive, Carrollton, Texas 75006, 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 C/O La Jolla, whose address is 650 South 500 West, Suite 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.

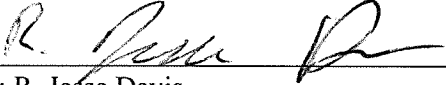
The undersigned Lien Claimant was employed or retained by, and performed said labor and services for, and furnished said materials and equipment to Makers Line, whose address is 537 West 600 South, Suite 400, Salt Lake City, Utah 84101.

The first labor, material, or equipment was performed or furnished on the said property on January 1, 2023, and the last labor, service, material, or equipment was performed or furnished on September 1, 2023.

This Amended Notice of Lien amends that certain Claim of Lien recorded on October 16, 2023, with the Salt Lake County Recorder, Entry No. 14163748, Book 11450 at Page 8556.

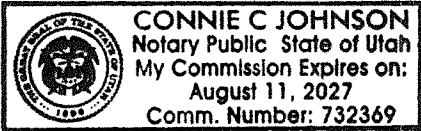
There is due and owing to the Lien Claimant an amount not less than TWO HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED NINETY AND 45/100 DOLLARS (\$254,990.45) as of December 20, 2023, on the aforementioned property for furnishing materials, performing labor and services, furnishing and/or renting equipment, 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 attorney's 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 Utah Code Annotated § 38-10-101, et. Seq., and § 38-1-1 et seq.

LIEN CLAIMANT
RENU, INC. AKA KOVA


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 Renu Inc. aka Kova, the Lien Claimant in the foregoing Notice of Lien; that he has read said 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 Renu Inc. aka Kova, 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; 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