

R. Jesse Davis, #16032
jdavis@strongandhanniil.com
Aisea Odencrantz, #19033
aodencrantz@strongandhanni.com
STRONG & HANNI
102 South 200 East, Suite 800
Salt Lake City, UT 84111
Telephone: (801) 532-7080
Facsimile: (801) 596-1508

Attorneys for Plaintiff

**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

<p>CHANNEL LUMBER CO., a California Corporation,</p> <p>Plaintiff,</p> <p>v.</p> <p>CHICAGO ST TOWNHOMES PROPERTY, LLC, a Utah limited liability, MAKERS LINE, LLC, a Utah limited liability company, and JOHN DOES 1-50,</p> <p>Defendants.</p>	<p>NOTICE OF LIS PENDENS</p> <p>Case No. 240900280</p> <p>Judge James Gardner</p>
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NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the Third Judicial District Court in and for Salt Lake County, State of Utah, by the above-named Plaintiff Channel Lumber Co. (Plaintiff), against the above-named Defendants Chicago St. Townhomes Property, LLC and Makers Line, LLC on certain real property (the "Property") located at 22 North Chicago Street, Salt Lake City, UT 84116, Salt Lake County, Utah, and more particularly described as follows:

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.

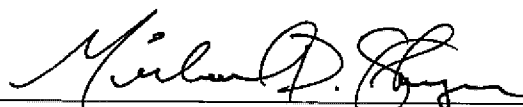
Tax ID 08-35-456-014

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

The above-captioned action involves, *inter alia*, the foreclosure of Plaintiff's mechanic's lien on the Property on file with the Salt Lake County Recorder and requests an order of foreclosure and sale of such property to satisfy, in part, the amounts due Plaintiff for construction services and materials furnished for the construction and improvement on such property in the amount of no less than \$615,293.91, plus interest, costs, attorneys' fees and costs and other such relief as the court deems just.

Any and all parties or individuals seeking to acquire or alienate any interest in the Property should take notice of the pendency of the above titled action.

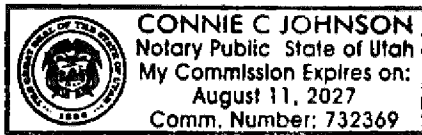
DATED January 12, 2024.



Michael D. Stanger
Attorneys for Plaintiff

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

On this 12 day of January, 2024, personally appeared before me Michael D. Stanger, the signer of the foregoing Notice of Lis Pendens who duly acknowledged to me that he executed the same.



Connie C Johnson
Notary Public