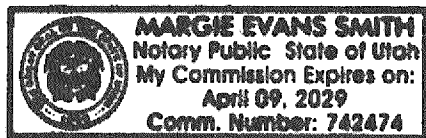


14392065 B: 11575 P: 7285 Total Pages: 10  
06/02/2025 02:14 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HOLLAND & HART LLP - SLC  
222 SO. MAIN ST. SUITE 2200SALT LAKE CITY, UT 84101

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 30<sup>th</sup> day of May, 2025, personally appeared before me Margie Evans Smith, who being duly sworn did say that he is authorized to sign the above and foregoing instrument and acknowledged to me that he executed the same.



Margie Evans Smith  
UTAH NOTARY PUBLIC

**CERTIFICATE OF MAILING**

I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF RELEASE OF LIEN AND SUBSTITUTION OF ALTERNATE SECURITY to be sent by certified mail, postage prepaid thereon, the 30 day of May, 2023, to the following:

Cert. Mail No. \_\_\_\_\_

By: J. Caldwell

EXHIBIT "A"

## RELEASE OF LIEN BOND

KNOW ALL MEN BY THESE PRESENTS, that we, Jacobsen Construction Company, Inc. as Principal, and Liberty Mutual Insurance Company, a corporation authorized to issue surety bonds in the State of Utah, as Surety, are held and firmly bound unto Sinc Constructors Co., as Obligee, in the sum of One Hundred Twenty-Eight Thousand Five Hundred Forty and 04/100 Dollars (\$128,540.04) lawful money of the United States of America, for the payment of which well and truly to be paid, we bind ourselves, our heirs, executors and successors jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, Sinc Constructors Co. is the Claimant under that certain mechanic's lien in the amount of Four Hundred Seventy Seven Thousand Eight and 08/100 Dollars (\$477,008.08) recorded on May 28, 2025 in the office of the Salt Lake County Recorder with Entry Number 14390029 and with respect to certain real property, more particularly described in Attachment A and as follows:

LEGAL DESCRIPTION:    BEG SE COR LOT 1 BLK 70 PLAT A SLC SUR; N 89°37'22"  
                                     W 164.62FT;N 0°08'45" E 181.18FT; S 89°30'25" E 165.16  
                                     FT;S0°18'52" W180.85 FT TO BEG. 10902-3143 112224-  
                                     6393.69 Acres (the "Property")

PARCEL/SERIAL NOS:    16-06-151-030-0000

WHEREAS, said Principal desires to execute and record a bond pursuant to the provision of Utah Code §38-1a-804 to the real property above described to be freed from the effect of said claim of lien and any action brought to foreclose said lien.


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall pay said Claimant such amount as a court of competent jurisdiction may adjudge to have been secured by the lien, with costs and attorney's fees, then this obligation shall be voided; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 30th day of May, 2025

Jacobsen Construction Company, Inc.

Principal

By:

  
J. Caldwell

Liberty Mutual Insurance Company

Surety

By:

  
Judy Parry, Attorney-in-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

Certificate No: **8210465 - 965034**

## POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Colin Chipman, Judy Parry, Philip S. Walter, Richard Morgan, Sherry J. Pace, William R. Moreton

all of the city of Salt Lake City state of UT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 20th day of July, 2023.



Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

By: David M. Carey  
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss  
County of MONTGOMERY

On this 20th day of July, 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2025  
Commission number 1126044  
Member, Pennsylvania Association of Notaries

By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

### ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

### ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 30 day of May, 2025



By: Renee C. Llewellyn  
Renee C. Llewellyn, Assistant Secretary

ATTACHMENT A  
NOTICE OF CONSTRUCTION LIEN

**WHEN RECORDED, RETURN TO:**

KIRTON MCCONKIE

Attn: Joshua J. Sundloff

50 E. South Temple, Suite 400

Salt Lake City, Utah 84111

jsundloff@kmclaw.com

Parcel No. 16-06-151-030-0000

**NOTICE OF CONSTRUCTION LIEN**

Notice is hereby given that Sinc Constructors Co. (the "Claimant") hereby claims a construction lien and right of claim against any relevant bond, by virtue of and in accordance with the provisions of Utah Code § 38-1a-101 *et al.* based upon the following:

1. Claimant provided construction work upon the property located at 89 E. 200 S., Salt Lake City, Utah, which is more particularly described as:  
BEG SE COR LOT 1 BLK 70 PLAT A SLC SUR; N 89°37'22" W 164.62FT; N 0°08'45" E 181.18 FT; S 89°30'25" E 165.16 FT; S 0°18'52" W 180.85 FT TO BEG.  
10902-3143 11224-6393 .69 Acres (the "Property")
2. The name of the reputed owner or record owner of the Property is 200 South Owner LLC (the "Owner").
3. The name of the person by whom the Claimant was employed or to whom the Claimant provided construction work is Jacobsen Construction Company, Inc.
4. The Claimant first provided construction work on the Property on October 10, 2023.
5. The Claimant last provided construction work on the Property on May 5, 2025.
6. The current address and phone number of the Claimant is 1299 West 75 North, Centerville, UT 84014, (801) 755-1052.
7. The amount Claimant claims under this construction lien is \$477,008.08, plus interest, costs, and attorney's fees in accordance with Utah Code § 38-1a-101 *et al.*

Dated this 28<sup>th</sup> day of May, 2025.

Sinc Constructors Co.

By: Joshua J. Sundloff

Its: Attorney-in-Fact and Authorized Agent

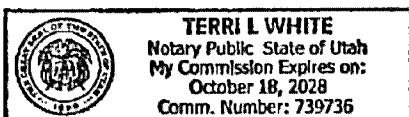
**ACKNOWLEDGMENT**

STATE OF UTAH )

: ss

COUNTY OF SALT LAKE )

On this 28<sup>th</sup> day of May, in the year 2025, Joshua J. Sundloff, known to me to be the person whose name is subscribed to this instrument, personally appeared before me, being duly sworn, and did say he is authorized to sign the above NOTICE OF CONSTRUCTION LIEN, and acknowledged that he executed the above document.



TERRI L. WHITE  
Notary Public

Page 1 of 1

**WHEN RECORDED, RETURN TO:**

KIRTON MCCONKIE  
Attn: Joshua J. Sundloff  
50 E. South Temple, Suite 400  
Salt Lake City, Utah 84111  
jsundloff@kmclaw.com

Parcel No. 16-06-151-030-0000

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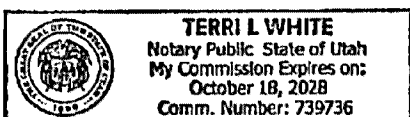
Sinc Constructors Co.

By: Joshua J. Sundloff  
Its: Attorney-in-Fact and Authorized Agent

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) : ss  
COUNTY OF SALT LAKE )

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TERRI L. WHITE  
Notary Public

Page 1 of 1