

14411516 B: 11586 P: 9424 Total Pages: 4
07/18/2025 01:47 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: NCS
729 MINER ROAD HIGHLAND HEIGHTS, OH 44143

WHEN RECORDED RETURN TO:
MS. CORNECE HOWARD
TK ELEVATOR CORPORATION
(FKA THYSSENKRUPP ELEVATOR CORPORATION)
c/o P. O. Box 24101
Cleveland, OH 44124

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that TK ELEVATOR CORPORATION (FKA THYSSENKRUPP ELEVATOR CORPORATION) ("Claimant"), located at 788 CIRCLE 75 PARKWAY SE SUITE 500, ATLANTA GA, 30339, and whose telephone number is (678) 680-5223, 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 169 E 200 S AKA 175 E 200 S, SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH (commonly known as STRATFORD APARTMENTS SALT LAKE CITY), being more particularly described as:

LEGAL DESCRIPTION: See Attached Exhibit A

PARCEL/SERIAL NO: 16-06-110-001-0000, 16-06-110-006-0000

(the "Property")

2. To the best of Claimant's knowledge, KIER MANAGEMENT CORPORATION and/or THOMAS HOFFMAN DBA STRATFORD APARTMENTS and/or STRATFORD CONDOMINIUM OWNERS ASSOCIATION, INC. and/or STRATFORD COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION, INC. and/or STRATFORD APARTMENTS 169, LLLP 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 KIER MANAGEMENT CORPORATION

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 TWENTY THOUSAND FIVE DOLLARS AND FIFTY NINE CENTS (\$20,005.59), 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 04/21/2025, and provided the last services, labor, materials and/or equipment on or about 04/21/2025.

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 18 day of July 2005

CLAIMANT:
TK ELEVATOR CORPORATION
(FKA THYSSENKRUPP ELEVATOR CORPORATION)

By: [Signature]
MS. CORNECE HOWARD, LEAD AR SPECIALIST

STATE OF Georgia)
COUNTY OF Fulton) ss.

On the 18 day of July 2005 MS. CORNECE HOWARD personally appeared before me and stated and swore under oath that he/she is the authorized LEAD AR SPECIALIST 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.

[Signature]
Notary Public

My commission expires: 04/22/2029

Reference: D5498509 1356765(13134)

ANTENITTA YASHICA WILLIAMS
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 04/22/2029

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 18th day of July, 2025, to the following:

KIER MANAGEMENT CORPORATION
3710 QUINCY AVE
OGDEN, UT 84403

THOMAS HOFFMAN DBA STRATFORD APARTMENTS
169 E 200 S
SALT LAKE CTY, UT 84111

THOMAS HOFFMAN DBA STRATFORD APARTMENTS
C/O VIRGINIA HOFFMAN
1613 MAYFAIR CIRCLE
SALT LAKE CITY, UT 84105

STRATFORD CONDOMINIUM OWNERS ASSOCIATION, INC.
175 E 200 S
SALT LAKE CITY, UT 84111

STRATFORD COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION, INC.
175 E 200 S
SALT LAKE CITY, UT 84111

STRATFORD APARTMENTS 169, LLLP
440 S 500 E
SALT LAKE CITY, UT 84102



Olivia Gered, Agent for
TK ELEVATOR CORPORATION
(FKA THYSENKRUPP ELEVATOR CORPORATION)

Reference: D5498509 1356765(13134)

EXHIBIT "A"

Beginning at the Southeast Corner of Lot 1, Block 71, Plat "A", Salt Lake City Survey; thence North 90 feet; thence West 88 feet; thence South 90 feet; thence East 88 feet to the point of beginning.

Said property is also known by the street address of: 175 East 200 South, Salt Lake City, Utah 84111.

PARCEL 1:

Residential Unit 1, contained within STRATFORD CONDOMINIUM, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on December 20, 2006 as Entry No. 9946062 in Book 2006P of Plats at Page 384 and in the declaration recorded December 20, 2006 as Entry No. 9946063 in Book 9397 at Page 3579 and the First Amendment to Declaration for Stratford Condominiums recorded March 27, 2024 as Entry No. 14221056 in Book 11480 at Page 5587 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.